

FISCAL YEAR 1991 BUDGETS OF THE GENERAL SERVICES ADMINISTRATION; THE NATIONAL PARK SERVICE (THE JOHN F. KENNEDY CENTER FOR THE PERFORMING ARTS); THE ARCHITECT OF THE CAPITOL; AND THE SMITHSONIAN INSTITUTION

(101-51)

HEARING
BEFORE THE
SUBCOMMITTEE ON
PUBLIC BUILDINGS AND GROUNDS
OF THE
COMMITTEE ON
PUBLIC WORKS AND TRANSPORTATION
HOUSE OF REPRESENTATIVES
ONE HUNDRED FIRST CONGRESS
SECOND SESSION

FEBRUARY 28, 1990

Printed for the use of the Committee on Public Works and Transportation



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CONTENTS

Summary of subject matter	Page IV
---------------------------------	------------

TESTIMONY

Anderson, Dean, Under Secretary, Smithsonian Institution, accompanied by John Jameson, Assistant Secretary for Administration; Richard Siegle, Director, Office of Facilities Services; Nancy Suttentfield, Director, Office of Programming and Budget; and Michael Robinson, Director, National Zoological Park	109
Austin, Hon. Richard G., Administrator, General Services Administration	2
Stanton, Robert G., Regional Director, National Park Service, Department of the Interior, accompanied by Geraldine M. Otremba, Director of Operations, John F. Kennedy Center for the Performing Arts, and Joe Lawler	65
White, Hon. George M., Architect of the Capitol, accompanied by William F. Raines, Jr., Administrative Assistant, and Emanuele Crupi, Budget Officer	70

PREPARED STATEMENT OF MEMBER OF CONGRESS

Hammerschmidt, Hon. John Paul, a Representative in Congress from Arkansas	2
---	---

PREPARED STATEMENTS OF WITNESSES

Anderson, Dean	114
Austin, Richard G	17
Stanton, Robert G	68
White, Hon. George M	83

SUBMISSIONS FOR THE RECORD

Anderson, Dean, Under Secretary, Smithsonian Institution, excerpts from "Choosing the Future" Five-Year Prospectus, 1991-1995	117
White, Hon. George M., Architect of the Capitol, Functional Concept, Library of Congress Residence for Scholars and Center for Resources Development (6th and East Capitol Streets)	92

ADDITION TO THE RECORD

University of California, Paul E. Sweet, Director, Office of Federal Governmental Relations, letter re John McCormick Page School and Residence Facility	134
--	-----

IV

SUMMARY OF SUBJECT MATTER

SUBCOMMITTEE ON PUBLIC BUILDINGS AND GROUNDS

COMMITTEE ON PUBLIC WORKS AND TRANSPORTATION

ROOM 2253, RAYBURN HOUSE OFFICE BUILDING

HEARING, WEDNESDAY, FEBRUARY 28, 1990

9:30 A.M.

FY 1991 BUDGET REVIEW HEARINGS

I. GENERAL SERVICES ADMINISTRATION (GSA)

GSA's 1991 budget authorization request is \$3.8 billion. This is a net increase of \$505 million over last year's request. With respect to capital accounts, this is a \$186.1 million (19.2%) increase.

A review of some of GSA's divisions reflects desired commitments of funds from the Federal Buildings Fund Budget:

Construction and Acquisition of Facilities: \$271 million, including increasing Government ownership over leasing space for Federal agencies by direct construction.

Repairs and Alterations: \$572.7 million is planned, including funds to maintain basic repairs in GSA real estate, improving health and safety problems and constructing more courtrooms.

Design and Construction Services: \$176.4 million is planned, including funds for design and management/inspection for nine new construction projects and management and inspection of the FY 1991 line item repair and alteration program.

Installation Acquisition Payments: \$136.6 million is planned. This is an increase of \$9.8 million over last year. Funds are used for payment of principal, interest and taxes on 68 projects authorized by statute in 1972. Starting this fiscal year, payments in this category will also include payments of similar items for individual installment (lease) purchase projects authorized by Congress.

Rental of Space: \$1,534.3 million is planned to provide for an increase in leased property and anticipated increases in commercial rental rates.

II. NATIONAL PARK SERVICE (NPS), DEPARTMENT OF THE INTERIOR AT THE JOHN F. KENNEDY CENTER FOR THE PERFORMING ARTS

By law, NPS is required to provide maintenance, security and other nonperforming arts functions of the Kennedy Center. However, the Kennedy Center does contribute a share of 23.8% of NPS costs. NPS's request for FY 1991 is \$9,252.5 million, \$594.1 million less than last year. A significant maintenance project is repair of the Kennedy Center parking garage.

III. ARCHITECT OF THE CAPITOL

The Architect's FY 1991 budget request is \$204.9 million. This represents an \$80.3 million increase over FY 1990. The program category of Continuing and Initiating Other Programs accounts for 72% of the Architect's increase. This category includes renovations and improvements to physical property. The Architect is presently working on two important projects. One is the design and repair of structural problems with the West Central Front terraces. A second major project is the renovation and repair of the Thomas Jefferson and John Adams Buildings of the Library of Congress.

IV. SMITHSONIAN INSTITUTION

The Smithsonian's budget request for FY 1991 is \$307.7 million. This represents an increase of \$41.0 million over FY 1990. \$28.7 million of the FY 1991 budget is for repair and restoration of buildings.

This category includes work on the American History Building (\$3.8 million) and the National History Building (\$10.1 million).

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Committee on Public Works and Transportation

One Hundred First Congress

U.S. House of Representatives

Room 2105, Rogers House Office Building

Washington, DC 20515

TELEPHONE: AREA CODE 202, 225-4472

MEMORANDUM

TO: Members, Subcommittee on Public Buildings and Grounds

FROM: Subcommittee Staff

DATE: February 26, 1990

RE: February 28, 1990 hearing on agency budgets

On February 28, 1990 at 9:30 a.m., in Room 2253, the Subcommittee on Public Buildings and Grounds will conduct a hearing on the construction, repair, and leasing budgets of the General Services Administration (GSA), the Smithsonian Institution, the Architect of the Capitol, and the National Park Service (Kennedy Center).

General Services Administration

GSA's 1991 budget authorization request is \$3.8 billion. This is a net increase of \$505 million over last year's request. With respect to Capital accounts, this is a \$186.1 million (19.2%) increase. The GSA budget for these capitol programs are funded from the Federal Buildings Fund.

The Federal Buildings Fund is a revolving fund that provides the monies needed to finance new construction, repairs and alterations, leases, maintenance, and purchase of Federal office buildings and courthouses. The money in the Fund primarily comes from rents paid by tenant Federal agencies to GSA. The rent for an agency is based on the comparable commercial rents in the geographic area of the building in which the agency is housed.

Construction of Buildings

In FY 1991, the GSA has requested \$271,004,000 for site acquisition and construction of new buildings, emphasizing

VII

-2-

general purpose office space and facilities for the U.S. courts.
The projects are as follows:

	(in thousands)
Chicago, IL -	
James Kluczynski Federal Building (claim)	\$ 455
Wilkes-Barre, PA -	
Soc. Sec. Admin. (escalation)	11,905
Camden, NJ - Post Office and	
Courthouse Extension (excalation)	8,903
Sacramento, CA - Federal Building and	
Courthouse Extension	5,801
Kansas City, KS - Courthouse	29,475
Alexandria, VA - Courthouse	58,202
Prince Georges Co., MD - Courthouse	21,883
Menlo Park, CA - USGS Laboratory Bldg.	22,000
Portland, OR - Courthouse Annex	33,320
White Plains, NY - Courthouse	26,350
Minneapolis, MN - Courthouse	47,710
Non-prospectus level projects	5,000
TOTAL	271,004

The GSA budget does not include any funding for the purchase of existing buildings. In October, 1989, the GAO found that the purchase of 7 commercial office buildings by GSA resulted in the acquisition of quality, modern buildings for which GSA paid approximately \$167 million, or approximately 11% less than their total appraised value of \$187 million. In their comments on the study, GSA Acting Administrator Austin stated that "GSA is in complete agreement with your conclusion that the agency should continue to seek quality building purchase opportunities."

Repairs and Alterations

In FY 1991, GSA has requested \$572,710,000 for Repairs and Alterations to Federal Buildings and Courthouses to fund basic repairs in GSA real estate, improving health and safety problems and constructing more courtrooms in existing facilities. This is an increase of \$14 million (2.5%) above the FY 1990 amount. The projects may be broken down as follows:

	FY 1991	Change FY 1990 to FY 1991
	(in thousands)	
Repair/Modernization	\$195,166	\$ 41,518
Health and Safety	52,316	-81,656
Vacant Space Recapture	16,997	14,564
U.S. Courts	26,836	16,276
Special Programs	0	-2,130
U.S./Mexico Border Facilities	10,218	-44,463
Non-prospectus level projects	271,177	69,909
TOTAL	572,710	14,018

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
FEDERAL BUILDINGS FUND
REPAIRS AND ALTERATIONS

SUMMARY OF THE FY 1993 REQUEST BY PROJECT
(Dollars in Thousands)

NON-LINE ITEM PROGRAM	HEALTH AND SAFETY WORK				VACANT SPACE RECAPTURE	U.S. COURTS PROGRAMS	SPECIAL PROGRAMS	TOTAL PROJECT
	REPAIR/ MODERNIZATION	ASBESTOS ABATEMENT	OTHER	TOTAL				
	171,014	6,333	41,094	47,427	31,666	11,637	9,433	271,177
LINE ITEM PROJECTS:								
1 El Paso, TX, Ysleta - New Station, BS	0	0	0	0	0	0	9,044	9,044
2 Calexico, CA - New Station, BS	0	0	0	0	0	0	1,174	1,174
3 Philadelphia, PA, Customhouse	16,467	0	3,649	3,649	0	0	50	20,166
4 Oklahoma City, OK, PO/CT	9,096	1,220	926	2,146	0	0	0	11,242
5 Washington, DC Veterans Administration	19,600	2,500	3,900	6,400	0	0	0	26,000
6 Chicago, IL, Everett McKinley Dirksen Building-Ph 2	532	3,002	19,298	22,300	0	14,068	0	37,700
7 Atlanta, GA, Richard B. Russell FB/CT	1,260	0	0	0	0	2,204	0	3,544
8 New York, NY, Bowling Green Customhouse-Ph 1	4,181	0	546	546	0	0	0	4,727
9 San Diego, CA, FB/CT	3,211	0	2,714	2,714	0	1,911	0	7,836
10 Washington, DC Area - Elevators	16,500	0	0	0	0	0	0	16,500
11 Chicago, IL, Customhouse-Ph 2	8,388	695	1,177	1,872	0	0	0	10,260
12 Nashville, TN, Estes Kefauver FB/CT Annex	1,540	916	2,160	3,076	0	0	0	4,616
13 New York, NY, Jacob K. Javits FB	10,541	0	3,180	3,180	0	0	0	13,721
14 Pittsburgh, PA, PO/CT	0	0	2,700	2,700	0	0	0	2,700
15 Sacramento, CA, John E. Moss FB-CT	3,332	423	0	423	8,408	2,502	0	10,990
16 Newark, NJ, Peter W. Rodino, Jr., FB	6,492	1,860	232	2,092	0	0	0	8,354
17 Lakewood, CO, DFC, Bldg 56	5,709	539	0	539	0	0	0	6,248
18 Chicago, IL, FB, 536 South Clark-Ph 2	3,200	100	4,000	4,100	0	0	0	7,300
19 Washington, DC, Humphrey N. Humphrey Building	35,500	0	0	0	0	0	0	35,500
20 Arlington, VA, Pentagon-Ph 1	3,574	0	452	452	0	0	0	5,071
21 Spokane, WA, FB/PO	0	0	0	0	845	200	0	1,045
22 Portsmouth, VA, FB	12,777	570	791	1,365	1,700	0	0	3,700
23 Seattle, WA, F08, 909 First St	3,992	0	26	26	3,700	0	0	7,422
24 Dallas, TX, FB-Terminal Annex	1,304	0	0	0	5,738	0	0	7,042
25 Rochester, NY, Kenneth B. Keating FB	2,247	0	325	325	0	1,336	0	3,908
26 Indianapolis, IN, FB/CT	3,559	0	180	180	219	0	0	3,958
27 San Francisco, CA, Appraisers Building	9,508	0	0	0	0	0	0	9,508
28 San Francisco, CA, Customhouse	221	2,445	3,306	5,751	0	1,661	0	7,633
29 St Paul, MN, Warren E. Burger FB/CT	0	0	0	0	0	3,915	0	3,915
30 Brooklyn, NY, Emanuel Celler, FB/CT-Ph 2	0	0	0	0	0	0	0	0
LINE ITEM SUBTOTAL	179,731	14,270	49,807	64,077	18,780	28,677	10,268	301,533
BLA PROGRAM TOTAL	350,745	20,603	90,901	111,504	50,446	40,314	19,701	572,710

* Continuation of a previously authorized project.

IX

-4-

Design and Construction Services

Design and Construction Services funds are used for both in-house and contract costs for the design and management/inspection phases of new construction and repair and alteration projects. In FY 1991, GSA has requested \$176,403,000 for Design and Construction Services, including funding for 59 specific projects. This is a \$30 million (20.5%) increase over FY 1990. It may be broken down as follows:

	FY 1991	Change FY 1990 to FY 1991
(in thousands)		
New Construction	\$26,540	\$ 8,814
R&A Construction projects	22,254	-826
R&A Design projects	27,392	-3,219
Non-line item R&A projects	46,388	765
Technical Services	21,296	2,034
Prior Year projects	32,533	22,533
TOTAL	176,403	30,101

(Dollars in Thousands)

PROJECTS	TOTAL DESIGN	TOTAL MORT/INSP	FY 1991 REQUEST	R&A PROJECTS SCHEDULED FOR CONSTRUCTION IN FY 1991:	TOTAL DESIGN	TOTAL MORT/INSP	FY 1991 REQUEST
NONLINE ITEM PROGRAM	25,014	21,374	46,308	PHILADELPHIA, PA, CUSTOMHOUSE	0	1,529	1,529
TECHNICAL SERVICES	20,821	0	20,821	OKLAHOMA CITY, OK, PO/CT	0	939	939
PAV AV DEVELOPMENT CORP (PAAC)	27,475	0	475	WASHINGTON, DC, VETERANS ADMINISTRATION	0	1,600	1,600
PRIOR YEARS PROJECTS	16,040	15,493	32,533	CHICAGO, IL, EVERETT H DIERSEN BLDG (PH 2)	0	2,473	2,473
				ATLANTA, GA, RICHARD B RUSSELL FB/CT	0	310	310
				NEW YORK, NY, BOILING GREEN CUSTOMHOUSE	0	400	400
				SAN DIEGO, CA, FB/CT	0	666	666
				WASHINGTON, DC, AVE/CT	0	1,411	1,411
				WASHINGTON, DC, SOUTH	0	1,199	1,199
				ASAC, VA	0	237	237
				SSA, MD	0	537	537
				FRANCIS PERKINS DOL BLDG	0	837	837
				CHICAGO, IL, CUSTOMHOUSE (PH 2)	0	392	392
				NASHVILLE, TN, ESTES KEFAUVER FB/CT	0	1,092	1,092
				NEW YORK, NY, JACOB K JAVITS FB	0	230	230
				PITTSBURGH, PA, PO/CT	0	916	916
				SACRAMENTO, CA, JOHN E MOSS FB/CT	0	778	778
				REMARK, NJ, PETER W MOORE, JR FB	0	524	524
				LAKEWOOD, CO, FB	0	500	500
				WASHINGTON, DC, FB	0	440	440
				WASHINGTON, DC, HERBERT H HARRIS FB	0	2,325	2,325
				SPRINGFIELD, VA, FB/PTAGON	0	1,445	1,445
				ALLINGTON, VA, FB	0	167	167
				PORTSMOUTH, VA, FB	0	382	382
				SEATTLE, WA, FDO, 909 FIRST ST	0	107	107
				DALLAS, TX, FB-TERMINAL AMEX	0	341	341
				ROCHESTER, NY, KENNETH B KEATING FB	0	354	354
				INDIANAPOLIS, IN, FB/CT	0	890	890
				SAN FRANCISCO, CA, APPRAISERS BUILDING	0	627	627
				ST. FRANCISCO, CA, FB	0	339	339
				ST. FRANCISCO, CA, RUSSELL FB/CT	0	0	0
				BROOKLYN, NY, EMERIL CELLER FB/CT (PH 2)	0	0	0
				R&A CONSTRUCTION (28 PROJECTS)	0	22,254	22,254
				TOTAL FY 1991 REQUEST FOR NEW OBLIGATIONAL AUTHORITY:			176,403

PROJECTS	TOTAL DESIGN	TOTAL MORT/INSP	FY 1991 REQUEST	R&A PROJECTS SCHEDULED FOR CONSTRUCTION IN FY 1991:	TOTAL DESIGN	TOTAL MORT/INSP	FY 1991 REQUEST
NONLINE ITEM PROGRAM	25,014	21,374	46,308	PHILADELPHIA, PA, CUSTOMHOUSE	0	1,529	1,529
TECHNICAL SERVICES	20,821	0	20,821	OKLAHOMA CITY, OK, PO/CT	0	939	939
PAV AV DEVELOPMENT CORP (PAAC)	27,475	0	475	WASHINGTON, DC, VETERANS ADMINISTRATION	0	1,600	1,600
PRIOR YEARS PROJECTS	16,040	15,493	32,533	CHICAGO, IL, EVERETT H DIERSEN BLDG (PH 2)	0	2,473	2,473
				ATLANTA, GA, RICHARD B RUSSELL FB/CT	0	310	310
				NEW YORK, NY, BOILING GREEN CUSTOMHOUSE	0	400	400
				SAN DIEGO, CA, FB/CT	0	666	666
				WASHINGTON, DC, AVE/CT	0	1,411	1,411
				WASHINGTON, DC, SOUTH	0	1,199	1,199
				ASAC, VA	0	237	237
				SSA, MD	0	537	537
				FRANCIS PERKINS DOL BLDG	0	837	837
				CHICAGO, IL, CUSTOMHOUSE (PH 2)	0	392	392
				NASHVILLE, TN, ESTES KEFAUVER FB/CT	0	1,092	1,092
				NEW YORK, NY, JACOB K JAVITS FB	0	230	230
				PITTSBURGH, PA, PO/CT	0	916	916
				SACRAMENTO, CA, JOHN E MOSS FB/CT	0	778	778
				REMARK, NJ, PETER W MOORE, JR FB	0	524	524
				LAKEWOOD, CO, FB	0	500	500
				WASHINGTON, DC, FB	0	440	440
				WASHINGTON, DC, HERBERT H HARRIS FB	0	2,325	2,325
				SPRINGFIELD, VA, FB/PTAGON	0	1,445	1,445
				ALLINGTON, VA, FB	0	167	167
				PORTSMOUTH, VA, FB	0	382	382
				SEATTLE, WA, FDO, 909 FIRST ST	0	107	107
				DALLAS, TX, FB-TERMINAL AMEX	0	341	341
				ROCHESTER, NY, KENNETH B KEATING FB	0	354	354
				INDIANAPOLIS, IN, FB/CT	0	890	890
				SAN FRANCISCO, CA, APPRAISERS BUILDING	0	627	627
				ST. FRANCISCO, CA, FB	0	339	339
				ST. FRANCISCO, CA, RUSSELL FB/CT	0	0	0
				BROOKLYN, NY, EMERIL CELLER FB/CT (PH 2)	0	0	0
				R&A CONSTRUCTION (28 PROJECTS)	0	22,254	22,254
				TOTAL FY 1991 REQUEST FOR NEW OBLIGATIONAL AUTHORITY:			176,403

Installment Acquisition Payments

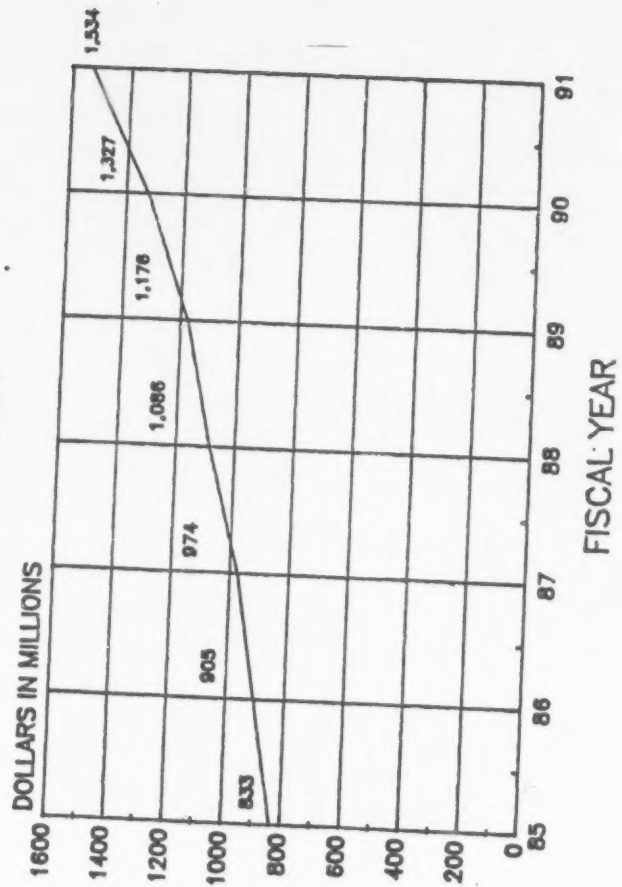
Through a law enacted in 1972, GSA built 68 facilities from 1972 - 1975 under purchase contract arrangements, now referred to as lease-purchase arrangements, which provided for mortgage type payments for 30 years. In addition, individual installment purchase facilities authorized after 1987 are funded from this account. In FY 1991, GSA is requesting \$136,579,000 to fund these contracts. This is a \$9,827,000 (7.7%) increase over FY 1990, which is to pay new principal, interest, and taxes on these properties.

Rental of Space

This activity provides for all costs related to the acquisition of leased space, including payments for existing leases, projected new leases to be negotiated, rental rate increases estimated to occur, and for all related buildings services furnished by GSA under the terms of the lease agreements.

In FY 1991, GSA is requesting \$1,534,300,000 to pay for these leases. This is a \$206,964,000 (15.6%) increase over FY 1990. In FY 1990, GSA rented 100.6 million square feet of space. In FY 1991 this is expected to increase to 105.3 million square feet, a 5% increase. While the goal is to increase federal ownership of buildings to the 70-80% range, the following chart depict the increase in rental space obligations by GSA:

RENTAL OF SPACE OBLIGATIONS



John F. Kennedy Center for the Performing Arts

By law the National Park Service is required to provide maintenance, security and other nonperforming arts functions of the Kennedy Center. However, the Kennedy Center does contribute a share of 23.8% of certain NPS costs. NPS' request for FY 1991 is \$9,252.5 million, \$594.5 less than last year.

The parking garage under the Kennedy Center was not built to the design standards. As a result, concrete is separating from the reinforcing bars. Unfortunately, a settlement agreement on other repairs bars any civil action against the builder of the garage. In FY 1991, \$3 million is requested to continue a major maintenance/repair project of the garage facilities estimated at approximately \$10 million.

JOHN F. KENNEDY CENTER
FY '91
FEBRUARY 16, 1990
SHARED EXPENSES

O/C NO.	K.C. SHARE 23.8%	NPS SHARE 76.2%	NON-SHARED EXPENSES SOLE RESPONSIBILITY OF NPS*	TOTAL
11.1	242,929	777,780	1,173,280	2,193,989
11.2	15,149	48,503		63,652
11.3	10,940	35,027	13,874	59,841
11.3			30,304	30,304
11.3			43,659	149,614
11.5	23,217	80,738		
12.1	48,217	154,376	113,664	316,257
TOTAL PERSONNEL COSTS	342,452	1,096,423	1,374,762	2,813,637
21	387	1,143		1,500
22	119	381		500
23	435,540	1,394,460		1,830,000
24	2,380	7,620		10,000
25	306,265	986,967	3,220,236	4,516,467
26	13,427	62,040	6,000	81,417
TOTALS	760,088	2,462,611	3,226,236	9,262,541
LESS K.C. SHARE				(1,102,541)
				8,160,000

(GARNER)

* SECURITY, GROUNDS MAINTENANCE AND VISITOR SERVICES ARE NON-PERFORMING ARTS FUNCTIONS FOR WHICH NPS IS SOLEY RESPONSIBLE.

Smithsonian Institution

The Smithsonian's budget request for FY 1991 is \$307.7 million. This represents an increase of \$41.0 million over FY 1990. \$28.7 million of the FY 1991 is for repair and restoration of buildings. Work is planned on the American History Building (\$3.8 million) and the National History Building (\$10.1 million). The Smithsonian shall also begin the planning for the construction of the National Museum of the American Indian in Washington, DC. The Smithsonian requests \$6.5 million for this in FY 1991.

East Court Building

The Smithsonian Institution is requesting an authorization of \$30 million for the construction of an East Court Building of the Museum of Natural History which would create approximately 80,000 net square feet of office and laboratory space for their personnel. In FY 1991, \$1.5 million will be needed to design the new building.

In the near future, the Smithsonian must renovate the Natural History Building's aging heating, ventilating, and air-conditioning (HVAC) systems. This project, funded from their Repair and Restoration of Buildings account, will also include replacement of aging electrical systems, asbestos removal, window replacement throughout the building, and some work on fire protection and security systems. During the 7-10 years it will take to complete this project, the Smithsonian will need space to house their employees.

Therefore, the East Court building will provide swing space for these employees, as well as provide additional long term office and laboratory space to reduce overcrowding once the renovation of the existing space is completed.

Air and Space Museum

The Board of Regents recently recommended the construction of an annex to the National Air and Space Museum. After examining locations at Washington-Dulles Airport, Baltimore-Washington Airport and in Denver, the Board of Regents recommended that the museum be located at Washington-Dulles. The facility would house aircraft too large to be exhibited in the Mall facility. Legislation may be proposed later in this session to authorize the construction of this facility.

Architect of the Capitol

The Architect's FY 1991 appropriation request is \$204.9 million. This represents an \$80.3 million increase over FY 1990. The program category of Continuing and Initiating Other Programs accounts for 72% of the Architect's increase. The Architect has been directed to proceed with the design and repair of structural problems with the West Central Front Terrace. A second major project is the continuing renovation and repair of the Thomas Jefferson and John Adams Buildings of the Library of Congress.

Judiciary Office Building

In 1988, Congress passed S. 1934, the Judiciary Office Building Development Act, (P.L. 100-480). This law authorized the Architect of the Capitol to construct an office building for the Judiciary on a site adjacent to Union Station. The building is to be constructed under a lease-purchase financing agreement. To date, the design and the developer/architect has been selected. On September 1, 1989, the financing was completed by the sale of serial zero coupon certificates of participation in the principal amount of \$127,391,000.

House Publications and Distribution Services Facility

On July 20, 1989, the Committee on Public Works and Transportation reported H.R. 2904, to authorize construction and equipment of a fireproof building for the House Publications Facility (H. Rept. 101-167). H.R. 2904 has not yet been scheduled for House consideration.

The Architect of the Capitol has requested \$10 million in FY 1991 for the design and construction of this facility.

6th and East Capitol Facility

On behalf of the Library of Congress, the Architect of the Capitol, if given legal authorization, may purchase a school and convent that has been closed by the Catholic Diocese of Washington. The building is located at 6th and East Capitol Streets, S.E., and the estimated purchase price is \$4.2 million for approximately 41,000 square feet of space. The space would be used for:

1. A Commercial Residence for Visiting Scholars. 18 bedrooms would be rented out to individuals doing research at the Library of Congress. Rooms would be rented for \$25-30 per night.

XVII

-12-

2. A Career Learning Center. Classrooms would be used to provide training for library employees. Training courses would include technical training, supervisory and managerial development, affirmative action programs, and entry level training.
3. A Day Care Center. Space would be used for a day care center for library and legislative branch employees.
4. An Extended Learning Center. Classrooms could be used with local universities to provide programs, workshops, and seminars for Library and Congressional staff pursuing educational goals.
5. A Physical Fitness Facility. Gym facilities could be used by library and congressional staff for mental and physical development through fitness screening and regular exercise.

First year start up and operating costs are estimated to be \$1.3 million. These are offset by an estimated revenue of \$700,000, resulting in a net cost of \$600,000 for the first year.

**FISCAL YEAR 1991 BUDGETS OF THE GENERAL
SERVICES ADMINISTRATION; THE NATIONAL
PARK SERVICE (THE JOHN F. KENNEDY
CENTER FOR THE PERFORMING ARTS); THE
ARCHITECT OF THE CAPITOL; AND THE
SMITHSONIAN INSTITUTION**

WEDNESDAY, FEBRUARY 28, 1990

**HOUSE OF REPRESENTATIVES,
SUBCOMMITTEE ON PUBLIC BUILDINGS AND GROUNDS,
COMMITTEE ON PUBLIC WORKS AND TRANSPORTATION,
Washington, DC.**

The subcommittee met, pursuant to notice, at 9:37 a.m. in room 2253, Rayburn House Office Building, Hon. Douglas H. Bosco (chairman of the subcommittee) presiding.

Mr. Bosco. Good morning, everyone. We will call the Subcommittee on Public Buildings and Grounds to order.

Today's hearing will provide the subcommittee an opportunity to examine and evaluate the fiscal year 1991 budgets of four Federal agencies over which we have authorizing jurisdiction. These are the General Services Administration, with a request for \$3.8 billion, the National Park Service and the Kennedy Center with a request for \$9.3 million, the Architect of the Capitol with a request for \$204.9 million and the Smithsonian Institution with a request for \$307.7 million. Each of the members has a folder with a summary of these requests and our agenda identifies the witnesses for today.

Congressman Petri is the ranking Republican on the committee. I look forward to continuing to work with you this year and I will give you the chance to offer what I am sure will be an eloquent opening statement.

Mr. PETRI. Thank you, I join you in welcoming the various witnesses.

As you pointed out, the subcommittee has traditionally reviewed the programs and budgets of the agencies under our jurisdiction at the beginning of a session. It is not only helpful as an overview of activities for the upcoming year, but it also gives us an opportunity to take a first look at some of the issues that will keep us busy during the balance of the session. I would like to ask unanimous consent that a statement by the ranking Republican of the committee, Mr. Hammerschmidt, be included in the record.

[Mr. Hammerschmidt's prepared statement follows:]

STATEMENT OF HON. JOHN PAUL HAMMERSCHMIDT

Mr. Chairman, we are beginning the new session with a review of the fiscal year 1991 budgets for agencies under the jurisdiction of the Public Buildings and Grounds Subcommittee.

I want to welcome our witnesses this morning from GSA, the Smithsonian, the National Park Service and Kennedy Center, and the Architect of the Capitol. Through our review, we will learn more about the future plans and goals of these agencies.

I look forward to an interesting and informative subcommittee hearing this morning.

Thank you, Mr. Chairman.

Mr. BOSCO. Without objection. Certainly with him looking over us, we couldn't deny the request.

Mr. PETRI. I told him I didn't know how a Republican could pull that off.

Mr. BOSCO. That's real power. That is power.

All right. We will begin with the Honorable Richard G. Austin, the Administrator of the General Services Administration. Welcome, Dick, and we look forward to your testimony.

**TESTIMONY OF HON. RICHARD G. AUSTIN, ADMINISTRATOR,
GENERAL SERVICES ADMINISTRATION**

Mr. AUSTIN. Thank you Mr. Chairman.

Mr. Chairman, members of the subcommittee, it is a pleasure to appear before you today to discuss the fiscal year 1991 budget for the public building service of the GSA. We are requesting \$3.8 billion of new obligation authority for the Federal Building Fund. An increase of approximately \$505 million or 15 percent over fiscal year 1990.

Our capital budget request is for \$1.2 billion, a 19 percent increase above fiscal year 1990's level. This includes \$271 million for new construction primarily devoted to constructing additional space and facilities for the United States' Courts, requesting funding for five new court houses and two court house annexes. Meeting the needs of the U.S. Courts is a high priority within GSA.

Additionally, we are proposing the construction of special purpose space for the United States Geological Survey in Menlo Park, California.

The largest portion of our fiscal year 1991 capital budget is devoted to repairs and alteration activities, a request of \$573 million. Beginning in fiscal year 1988, GSA significantly increased the funding of this activity. Sustaining this level of funding will enable GSA to proceed with basic preparation and safety work necessary to protect the Government's investment of the Federally-owned inventory and to ensure the continued safety of building occupants.

In the health and safety area, GSA is making many significant improvements. For an example, we are on schedule to meet EPA's requirements for the removal of PCB's by the end of this fiscal year. All of the hi-rise sprinkler projects have been funded for design through the year 1990 and eleven projects are included for construction funding in fiscal year 1991.

We are requesting \$171 million dollars in the design and construction service activity for design and management and inspection of the Capitol Program—including funds for the design of 21 prospectus level projects that will be constructed in future years.

At this point Mr. Chairman, I need to deviate from my prepared testimony. Prior to departing the office to come here this morning, relative to the issue of the Pentagon 11(b) study, I received notification from OMB that the Administration, after review of our proposal and that of DOD, and directly associated with the viability of the Federal Building Fund to sustain the repair requirements for the Pentagon, and realizing that through the 17 years that there was a potential of about \$300 million savings to DOD, and that through that construction process we would perhaps impair the viability of the Federal Building Fund, it is the Administration's position that DOD take control of the Pentagon complex. Therefore, I have been requested to transfer the Pentagon and the associated construction project to DOD. We are still in need of working out the details of what that does to our proposed 11(b) report. Getting that back, certainly sharing that with this Committee, so that the numbers and the issues can be verified.

Please note, Mr. Chairman, that when we were notified several weeks ago that there was interest in transferring the Pentagon complex, we immediately protested the transfer, indicated GSA's wherewithal and intent to meet the needs of the Pentagon renovation project, and presented figures and supporting position papers. I appealed through OMB and then on up in the Administration. The final decision has been vacillating within OMB for the last several days and only just prior to leaving this morning did I receive the phone call indicating that a decision has been made. I really can't share much more than that at this point. I look forward to receiving more information this afternoon.

In fiscal year 1991, we are requesting \$137 million for Installment Acquisition Payments. These activities have historically funded the financing of purchase contracts authorized by Public Building Amendments of 1972. This also includes lease-purchase arrangements currently authorized by Congress. We are requesting \$5.5 million for the first-partial year's payments on the new Chicago Federal Building which will be completed in fiscal year 1991.

The fiscal year 1991 Rental of Space request of \$1.5 billion dollars provides for our client agencies' expansion requirements and projected increases in commercial rental rates. The greatest increase in this program for fiscal year 1991 is \$116 million which provides for the escalations associated with our existing inventory of leases.

In addition, our request includes \$68 million for the part-year cost of an additional 7.3 million square feet of client agency expansion space which is projected for delivery in fiscal year 1991. This increase is partially offset by \$13 million in savings from the projected cancellation of 2.6 million square feet of leased space.

Our \$1 billion request for Real Property Operations activities includes the funding necessary to maintain the standard level of service, as well as \$15 million for operations, maintenance, and protection of new space entering the inventory and \$27 million for buildings restored to the Federal Building Fund budget which were formally delegated to agencies under earlier "pilot" delegation agreements.

Finally, the Program Directed request of \$91 million includes \$18 million for payment to the GSA General Management and Admin-

istrative Account for centralized financial support services and \$7 million for costs relating to the continued operation and maintenance of the existing PBS Information System and the cost of continuing the development of the new PBS Information System.

This budget reflects GSA's commitment to providing quality space and services required by our clients in a timely fashion, thereby enhancing our clients' ability to accomplish their mission. At the same time through our expertise and experience, GSA is working diligently to ensure the acquisition of space that will provide the best value to the Federal Government and the public.

In furtherance of these goals, we have initiated several actions that we believe are necessary to ensure the continued viability of the Federal Building Fund which finances all of the PBS activities.

First, fiscal year 1991 rent rates reflect a full 100 percent pass through of changes in the Consumer Price Index, rather than the previous 25 percent pass through that was approved years earlier. This brings our rent rates closer to the commercial equivalency that was original envisioned when the Federal Building Fund was established by Congress and will generate an additional \$80 million for capital improvements in fiscal year 1991.

Second, as part of the proposed appropriations language for fiscal year 1991, we have included a general provision that addresses the issues of rent caps and freezes. These provisions will authorize appropriations to off-set any income reduction resulting from legal restrictions or limits on the rental payments that agencies make to GSA. These appropriations would be "scored" against the committees that set the rental limitation. In fiscal year 1990 there are only two agencies with rent caps, the Department of Agriculture and the Food and Drug Administration. The income loss from these two agencies in fiscal year 1990 is estimated to be approximately \$64 million.

As you know, even with these revenue enhancements, there remains a serious shortfall of resources within the Fund for the inventory of new construction requirements that we have identified. More authorities are critically needed to enable GSA to acquire new Government-owned space in a timely and cost efficient manner so we can reduce the Government's reliance on costly leased space which is far less economical to GSA and to the taxpayers over the long term.

I feel that this is a sound and innovative budget that effectively uses all of the resources available to the Public Building Service. I look forward to working with the Subcommittee in making continued progress on these initiatives and others in the coming year.

Mr. Chairman, this concludes my statement on our fiscal year 1991 request. I will be pleased to answer any questions you or any other member of committee might have.

Mr. Bosco. Thank you very much. I have always been ambivalent about the Pentagon issue, but I am not really going to even go into it per your announcement that you probably don't know any more about it than anyone else. I would guess that at some point we will have more questions about that, although it seems to me at first blush that we might be better off in terms of our needs around the rest of the country to cut them loose and use our Building Fund for the more traditional office space needed elsewhere. As I

say, I am not going to go into that too deeply. Perhaps Mr. Petri would like to.

In terms of the 21 buildings that we need to build, the \$2.8 billion or so worth of buildings, are you at any stage now to go ahead and offer legislation in that regard?

Mr. AUSTIN. We are working with OMB, Mr. Chairman, at this point to draft acceptable legislation. We have come full circle in many instances in our discussions with OMB as it relates to the scoring issues and as to whether or not the projects would be securitized by the full faith and credit of the Federal Government or by some other mechanism, whether that mechanism be commercially securitized through the developer or other arrangements. At this point I am not prepared to offer specific legislation. However, it is my hope that within the next few weeks we will have language which is acceptable to OMB, to CBO, and to Congress, that would allow this project to move forward.

Quite frankly, it is my belief that least cost financing is the only viable mechanism available to us to address the shortfalls and the replacement requirements for new Federal construction. Hopefully, Mr. Chairman, within the period of a few weeks we will have acceptable language.

Mr. Bosco. I noticed that all the court houses that you recommend would be directly financed by the Federal Government, yet most of the other buildings wouldn't be. Why the dichotomy? What makes a court house any different than other buildings?

Mr. AUSTIN. As we sat down to put the proposal together, Mr. Chairman, you might recall that the package was approximately \$3 billion in total construction requirements. With GSA and OMB sitting down and going over the numbers, it was determined that over the next three years, GSA could identify, without creating a significant drain on the R&A Projects or the Health and Safety Projects, approximately \$500 million dollars for direct Federal construction, thereby reducing the least cost financing proposal to \$2.5 billion. These projects that are identified for direct funding in FY '91 actually represent about \$269 million of the \$500 million that GSA offered for new construction.

Obviously, Mr. Chairman, the most economical to the Federal Government and to the taxpayers of the country is to do direct construction and thereby alleviate the amortization and financial costs for financing that project out over 30 years. Actually, these projects represent the first phase of that \$500 million we identified out of the Federal Building Fund for new direct construction.

Mr. Bosco. What happened to the building in Oakland, the Federal Building?

Mr. AUSTIN. On the Federal Building in Oakland, we tried over an 8 month period to rectify a deficiency by the contractor in providing for his interim financing. There was a disagreement between him, ourselves, and his primary lender. Ultimately, we were unable to resolve the fact that he did not have a viable financing package. Therefore, we were forced to disqualify him and have since gone back out on the market to recompetete.

When we went out to recompetete, we were advised by counsel that the individual who had received the contract originally did have a right to participate in the recompetition. We allowed that

individual to participate, however, he was still technically deficient in his re-offering. As a result, we were forced to disqualify him again.

Subsequent to the second disqualification, he filed a court action which enjoined GSA from moving forward. That action will be heard tomorrow and it is our belief we will prevail. Ultimately, we will delay the award until sometime in mid-March. Hopefully this legal tactic will not be injurious to the process.

Mr. Bosco. Do you believe in the course of all this that the building is still justified?

Mr. AUSTIN. Yes, sir.

Mr. Bosco. So there is no question of that, it is just a matter of—

Mr. AUSTIN. The merit of the building has not been a question, Mr. Chairman. It is simply the process by which we get there. As you know, this is a Lease-Purchase package which requires the developer to bring both interim construction and the long term financing. In that process, this individual had his long term financing. That is the least risky part of the process, the more higher risk part is the construction financing and that is where he did not have his financial package together.

Mr. Bosco. Well, we don't want you to take any risks, especially if it is financed by a Japanese bank. We wouldn't want to be in the embarrassing position of having one of our Federal buildings owned by the Japanese, as well as just about every other building in the region.

I don't have any other questions.

Mr. Petri would you like to ask any questions?

Mr. PETRI. Thank you, Mr. Austin. I think I will be seeing you next week before the Labor Subcommittee on another regulatory matter.

I did have a couple of questions. There evidently is some confusion among agencies as to the status of the Delegation Program whereby building operations are delegated to the agency occupying the building. As you know, this is a very popular program with the agencies. If they are doing a good job it also helps you because it relieves you of some administrative burden.

Could you give your views on the future of the program and how it is going?

Mr. AUSTIN. Yes, Congressman. The Delegation Program from our perspective is still a viable program that we support. We are, however, asking the agencies to demonstrate to us that they can better operate the building and verify their costs associated with those operations. If in fact they can show to us that it is more cost effective and can in fact be operated better, we are prepared to offer delegations. We have in fact, within the last several days, signed several delegation specifically for special use space. We are saying with regard to any of the buildings that are delegated, we will hold you to same standards that we hold ourselves. In other words, we are going to come in and look at the costs associated with managing and operating the building, that building maintenance is up to standard, and that the building is being maintained so that it retains its asset value.

Let me Mr. Chairman, and Congressman Petri, share with you the fact that we have, to date, delegated 55,715,906 square feet of space occupied. That translates to about 75 million gross square feet and we have funded \$405,386 towards those delegations. We also have a program for lease delegation and a program for lease administration so that even though the building may not actually be owned by the Federal Government, the agency, if it can prove that it can better manage that facility, will be allowed to administer the lease, where the facility is singly occupied. Finally, we have lease delegation which allows selective agencies to go out on their own and secure their own lease, most usually for very specific types of space.

The delegations program is viable, it is still operational. I know there has been some confusion about it. We are trying to lay that confusion aside and I guess perhaps I might be at fault in that respect, Congressman. The fact is that I think GSA does its job and does it best; and therefore, I am a little hesitant to hand-off that which I think we do best.

However, in those areas where it can be proved to be cost effective, I am prepared to continue the program.

Mr. PETRI. I think you are aware that there is some restiveness in the Federal Court System and interest on their part to go ahead and declare themselves a completely co-equal branch of Government and get their own architect and the whole arrangement that we have as the Legislative Branch rather than being under GSA. Had you met with poor Judge Vance who was sort of spearheading their effort until his assassination, or with Judge Broomfield, or other people to see if there could be some improvement of relations rather than a wholesale approach the way they have been talking?

Mr. AUSTIN. Yes, Congressman, we have. The Commissioner of the Public Buildings Service, Bill Coleman, met with Judge Vance several days before his untimely death and the unfortunate incident that surrounded it. We have not yet met with Judge Broomfield who is now dealing with the building issues of the Federal Courts. I have met personally with the Director of the Administrative Officer of the Courts, Mr. Ralph Mecham, and with Mr. Raymond Keram, the Deputy Director. They have also met with a committee of top GSA officials to begin addressing their concerns.

Let me share with you, if I may, that I think we are doing a credible job for the Courts. I think we are meeting their needs in many areas. In some areas, however, I have to say Congressman, we are not meeting their needs. Part of the problem goes back to our own operating rules. I found it incredible when we looked at the way we defined "standard build-out." We didn't identify the Judge's bench, the jury box, or the witness box as being standard to a courtroom. Therefore, we have been requiring the Courts to pay for those items as above standard. Certainly, they are fixed non-movable items within the facility and we are prepared to change our standards for the Courts in those area.

Another area that seems to be our responsibility is that we do not provide as standard, secure elevator access for Judges. That should be, I believe, a standard item and we are moving in that direction. In fact, in the 1992 budget cycle, we will be prepared to absorb those costs. We have gone beyond these issues and have

begun to address the chambers themselves and the standard of build-out within them. We have also begun looking at providing secure elevators for the transportation of prisoners for the U.S. Marshals. It seems ludicrous to me that we would suggest that secure elevator are above standard, when in fact you need them for the security of the facility and certainly for the security of the witnesses that will be there.

I believe that Mr. Mecham was very pleased with the results of our meeting. We also have agreed to improve the communication process so that we will better coordinate the timing and the needs of Court's projects. We are still going to have problems any time you serve in a check and balance capacity as GSA does. In this respect, there are different opinions as to what a Judge wants in his courtroom, whether it is walnut, cherry, or some other kind of paneling, or \$50 a yard carpeting or \$150 a yard carpeting. To that end, those differences are going to remain. I think, without providing duplicative services, GSA is meeting the needs of the U.S. Courts.

We have started dialog with the Courts and I think, in time, we can show progress toward a better relationship. We are committed to doing that.

Mr. BOSCO. Well, gentlemen, along these same lines, does your budget request for the court houses this next year include such things as the jury boxes?

Mr. AUSTIN. No sir, it does not because the proposed revised standard did not make it in time for the Fiscal 1991 cycle. We have shared that with Mr. Mecham. However, we have agreed to making it part of the 1992 budget cycle.

There was also some discussion, Mr. Chairman, about how we are going to deal with above standard items in relationship to least cost financing and whether or not these items should be paid as lump sums up front, or amortized as part of the least-cost package. We have a long way to go in these discussion because I am not prepared to go carte blanc and say, well under least cost financing everything will be built out according to their request and financed as a least cost financing package. The only restriction that you have on controlling the costs of some Court facilities is the fact that the Courts themselves have to pay upfront for above standard items and therefore, it controls some of their desires and expectation.

Mr. PETRI. I think if you haven't, you might consider asking if you might attend one of the Judicial Conference meetings and establish some dialogue or whatever.

Mr. AUSTIN. I would be happy to, Congressman.

Mr. PETRI. They do get together and appoint committees and come up with bills.

Mr. BOSCO. This is a potentially dangerous group, too.

Mr. AUSTIN. They have my attention, Congressman, as many times as I visit our court houses.

Mr. PETRI. Yes, but I do think that could go a long way to perhaps improving things on that front if there were better two-way communication.

There have been a number of recent studies and newspaper articles in the New York Times, Washington Post, and some science

magazines that have raised questions about the true hazards of asbestos in buildings and whether, in fact, we may have overreacted in the area of asbestos removal. In fact, one of the articles in Science Magazine said that in the history of the Republic, there has yet to be the first person who has come down with asbestosis as a result of going to school in a building that had asbestos in it. Asbestos levels were lower inside the buildings than outside the buildings. This may be an interesting topic for another hearing if this involves Federal buildings as well, but could you tell us how much of our resources have gone into asbestos removal and whether GSA has re-evaluated its policy in view of these recent studies or whether you intend to take a look at it.

Mr. AUSTIN. Congressman, we have, and let me deal with the financial aspects of it first.

We have, from 1980 to 1989, committed approximately \$66.7 million for asbestos removal and containment. In fiscal 1990 we have committed approximately \$30.9 million and in the fiscal 1991 budget we have planned for approximately \$20.6 million, for an aggregate asbestos abatement program of about \$117.2 million. We envision over the next 5 years committing an additional \$220 million to \$228 million.

In terms of the approach GSA has taken, in those areas where asbestos is friable—that is, likely to admit particles into the air—they are monitored and are calculated in terms of the danger levels. If it is appropriate we remove the asbestos. Where it can in fact be contained, we look at containing it. We provide for reinspection over time because asbestos tends to break down and at some point may become friable. In those areas where we are doing alteration projects which will cause us to disturb asbestos, whether it's sprayed on the ceilings, whether it's in elevator shafts or in air conduit, or wrapped around various kinds of piping, we remove it. We are not going into all of the facilities and wholesale removing asbestos, only those areas where we have reason to believe that danger might exist and violate the EPA Standards and the OSHA Standards that we follow.

I will share with you however, my own personal belief, that while our inventory continues to age—and this figure I have shared on several occasions—50 percent of our inventory is over 50 years old, the need will continue to rise for asbestos removal as it breaks down and no longer becomes containable, or we undertake restoration programs in these facilities. The removal cost would then rise too, and I am being very speculative about this, Congressman, but I would suggest probably \$750 million to \$1 billion is what it is going to cost us to ultimately remove asbestos from these facilities.

Mr. PETRI. Thank you. Well, it is certainly a big expense item and if it turns out that it doesn't really pose quite as severe a risk as was once thought, then I think we may want to take a look at the whole thing rather than just panicking. If reputable scientists in fact say we have overreacted, then we should at least consider their views rather than just spending money.

Mr. AUSTIN. I understand that sir.

Mr. PETRI. One other area, if I could get into it, is that the Resolution Trust Corporation is responsible for disposing of assets of the

failed Savings & Loans. Of course, this is an enormous inventory of property of every type that has fallen into the trusteeship, in effect, of the Federal Government. I understand they have an inventory of available property, they are probably updating it weekly, and it includes commercial property.

Has the GSA reviewed the inventory to determine whether there is a Federal need which corresponds with any of this property? Should we consider at all any formal or statutory requirement for communication between your agency and this agency, so that you get first dibs, or whatever?

Mr. AUSTIN. Congressman, let me share with you—we have had discussions with them although I don't believe that the discussions have been as detailed as one might expect. One of the problems is in looking at the available resources of the Federal Building Fund and the need for that \$500 million that we have fenced off for new construction. It is our belief that over the short term, we can best address the Federal building needs through lease construction and through the direct construction. Second, let me say that we do not have funds available in what was known as "the building purchase program" and we probably will not have throughout the foreseeable future as least cost financing plays a more significant role in providing new space. We did have approximately \$47 million dollars allocated for building purchases, however, those funds were pulled back as we began looking at obligations coming out of the Federal Building Fund, address the damage caused by Hurricane Hugo and the earthquake in California. We identified a need of approximately \$77 million and we received about \$15 million from the President's Disaster Relief Fund. So, we will be using most of the \$47 million down the road to pay for the aforementioned repairs.

Mr. BOSCO. I want to take this opportunity to introduce our newest subcommittee member, Mr. Pete Geren, who joins us from Texas. Welcome.

Mr. GEREN. Thank you Mr. Chairman. I look forward to working with you and the members of this committee.

Mr. BOSCO. We were just discussing very briefly a matter that I know is of interest to you and that is this question of the Federal Government taking advantage of empty office space now either through the Savings & Loan disaster or other buildings that are acquired. I think that is something well worth looking into as we proceed.

I wonder if you have really done enough work on ascertaining whether all of these agencies have to be here in Washington and in the environs. I mean with the communications and the computers, I think we should just look for every opportunity we can to get people out into the rest of the country. We know very well from the hearings that we have had the tremendous cost of keeping people here when there are office buildings in Houston and Dallas and probably all through Oklahoma and other places where families can get good housing and they can be linked up just as quickly with the National Communications Network. Has anyone done a complete study on who all we can move off of Pennsylvania Avenue? You did and you discovered no one can be put in those buildings.

Mr. AUSTIN. No, actually I am volunteering to move off of Pennsylvania Avenue.

Mr. BOSCO. We will get a video screen here for your testimony.

Mr. AUSTIN. Mr. Chairman, let me say that as we look at new construction projects and the housing requirements, one of the first things we ask for from that agency is a delineated area. After we get past their desires to be at 1601 or 1602 or 1599 Pennsylvania Avenue, we then begin having dialogue of where they can go. Many of the agencies, however, that we are dealing with right now in terms of immediate construction needs are cabinet level agencies and are required by statute to have their national offices in Washington, DC. Some of the agencies which are not cabinet level could potentially be relocated, and I have to commend the IRS for relocating into Maryland.

We are successful in some events and in some events we are not. We have tried to fight the relocation issue on several instances and Congress has intervened in some instances. Certainly, the Administration at various points in time has intervened as to where these agencies should go. We try to move them as much as we can outside of the high rent district. There is great reticence, however, on their part to do so.

In the final analysis from our perspective, Mr. Chairman, it is up to the agency's Secretary or Administrator or Director to define the agency's mission and the means that he has to accomplish that mission, and in doing so, then, to identify to us an acceptable area which he and we hope his Oversight Committee, having concurred, sees as his ultimate place of housing.

Mr. BOSCO. I think the Congress should have before it alternatives. I mean, simply because an agency or the Cabinet Secretary wants to be located in Washington or nearby doesn't necessarily mean that that is the only choice that Congress would have. I can't imagine, going up and down the streets here, why 25 percent of these agencies can't be moved to Tulsa or to some other places in the country that have very fine communities to live in and really need the economic uplift, and we have buildings there to put them in. Look at what we are going through with this Trade Center and everything and the portals, and these buildings, just enormous costs.

Mr. AUSTIN. I share your concerns on that, Mr. Chairman, and I would be very receptive to whatever direction either you or this committee might provide to us on that.

Mr. BOSCO. Mr. Lightfoot?

Mr. LIGHTFOOT. Thank you Mr. Chairman.

I would like to endorse your proposal as well. It makes eminently good sense. If it would help sell you on the idea, Mr. Austin, I have got a little one room apartment here in Washington that is ten miles off the Hill. Where I live out in my State, we have a 4,000 square foot house that is 9 years old and there is less than \$100 between the payments on the two. So, if that's a little inducement to you—a traffic jam in our town is waiting for eight cars to clear the stop sign.

Mr. AUSTIN. Congressman, let me share with you, I am not an adversary on that issue, I am a supporter. Unfortunately, that is how GSA sometimes gets mentioned in negative terms, agencies

are telling us where they need to be located and certainly we look for their support in justifying that need.

Mr. LIGHTFOOT. I got caught on that one time, too, and it was a real mess, actually. The car broke down and I walked clear across town.

I think that the Chairman does have a good point. The insurance industry in our State is doing this—moving out of Des Moines and putting offices in small communities and with the telecommunications hook-ups we have in this day and age, there is no reason much of this computer type work, secretarial work, bookkeeping, and this type of thing can't be done virtually anywhere anymore. I am sure that is going to do nothing but improve as we go along and we can have instant access from Iowa, to California, to Texas, it is just a matter of punching a keyboard in this day and age.

I am confused, but I guess that is why I got this job to start with. If you could explain in a little more detail for us the situation that exists on rents. For example, if the agriculture bill doesn't get approved until after yours and there is a disparity in the rent. The rumor is that we are coming back in a lame duck session now because of the agriculture bill, but the underlying reason is the Senate wants a pay raise but they want to wait until after the election. But that is just a rumor. So Agriculture comes up with different figures on rent than you have and there is a difference in this lost rent. How does all that work?

Mr. AUSTIN. Congressman, let me share with you, the way we calculate rent. We do it based upon comparable space within the market area in which that office resides, so that if you are in Tulsa, Oklahoma, or Des Moines, Iowa, we will do a market survey of what the average rental rate is for like property and we establish that as your rent rate. We come back in 5 years and do another survey which re-establishes the rent rate. Throughout the course of the 5 years, however, we will adjust your rent based on changes in the Consumer Price Index. Previous to this year, we were getting only a 25 percent CPI pass-through. In other words, if the CPI goes up 4 percent we only got a 1 percent increase. Now we will be getting a 100 percent pass-through, which in terms of our operating and maintenance costs, keeps us up with the market. It is done on a regional basis so we know what that market area looks like.

What has happened, however, is in some instances Congress has determined that these rates are unfair and therefore has cut back the rental rate we have identified. These cuts are not done by project, but on the total program.

What happens in those instances then is that not only do you not approximate the market rate, but that even with the pass-throughs for the CPI, you still wind up subsidizing that building as opposed to breaking even.

To share a figure with you, of our inventory, 67 percent are losers. It is supported by 33 percent. There are a number of reasons for that. One of the contributing reasons is, in fact, the rent caps and mandated reductions. We have begun taking steps internally to address this issue, one being the 100 percent CPI pass-through. We are more accurately surveying market rates through our appraisals. We did look at the possibility of doing this in a 3 year

cycle as opposed to a five, however, it doesn't seem to work out well as we would incur about a \$5 million cost. It seemed to me silly on our part to increase the cost when we are already losing money.

Third, we have gone out and done a reassessment of the actual space that agencies occupy. Do we have 100 percent accuracy on the space utilization? Are we charging for that space? In some instances we find space that we didn't know an agency was occupying, so we haven't been charging them rent. We are doing that to try to help assist in the viability of the Federal Building Fund. In reality, we still at this point are running right at 33 percent of the inventory supporting the other 67 percent. That begins to violate the overall concept of the Federal Building Fund where it is supposed to be self-sustaining and provide a reserve to do direct construction for the replacement of inventory down the road. That is why we are looking at least cost financing and other mechanisms in trying to address the Federal inventory.

The other problem we have is out of that Federal Building Fund we also pay for Repair and Alteration Projects and as I indicated earlier, with 57 percent of our inventory going over 50 years old, we are now entering third and fourth generations of renovation within these facilities. From my perspective, as you begin looking at those numbers, you are throwing good money after bad. You are looking at very vanilla kinds of office buildings that in some instances should be replaced. Health safety problems in terms of air quality, HVAC systems, electrical replacements, asbestos abatement removal containment, radon, all of those things can continue to play in this equation. Slowly but surely we are addressing these problems, however, we are still a long way, Congressman, from being able to solve them. We will be hampered unless we are able to lift some of the rent caps. As I indicated in my opening testimony, last year's caps resulted in a loss of \$64 million to the Federal Building Fund, what does that equate to? In Champaign, Illinois, that equates to the \$24-\$25 million court house. These funds become very, very important to us as we try to bring some kind of a stability to that Federal Building Fund.

That is a long answer, Congressman, to a very short question and I apologize. However, that kind of gives you a flavor of what we are looking at and the process by which we get there.

Mr. LIGHTFOOT. Well, it is not a simple process and within things being appropriated at different times I would think that could create some problems for you as well.

Mr. AUSTIN. It certainly does. Some of the time it is after the fact.

Mr. LIGHTFOOT. You in your strategic plan and in response to one of Mr. Petri's questions earlier mentioned that you are doing some things to improve your client relations. Would you expand on that for us?

Mr. AUSTIN. Certainly. We are doing a lot of things to improve our client relations. It appeared to me after becoming the Acting Administrator, Congressman, that there were some problems. One of the first things I noted was a perceptual problem within GSA. I understand that when we say no, or say you can't do something, that creates a negative situation or certainly an adversarial situation. In fact, we at GSA have a unique role in Government. We are

the kind of euphemism known as the "middleman." We acquire very few products on our own. We buy for the Federal Community from the private sector. If that is the case, we should be operating as a business and we should be cost efficient. One of the principal assets of a business is its service and how you relate to your clients. In our case it is actually twofold. It is how we relate to the Federal clients we serve and, equally as important, how we relate to those that we acquire products and services from. In fact, we should not be in an adversarial position, we should be in a service mode. To that end, I have met with all the senior executives in GSA. We went on a retreat for three days where we had some very detailed and in depth discussions about the future of GSA. To that end, we have Client Service Relation Committees being created, whereby the clients will come in and sit down and discuss with us what they see as problems, whether it be in telecommunications, data processing, supplies or space. As opposed to simply saying "no" to a given situation, we are trying to get the employees to say, "you can't do it this way, but have you ever thought about doing it this other way", that there are alternatives.

The easiest answer is to say "no," the hard answer is to say "no, but here is how you can."

We also are continuing with great emphasis the Partnership In Administration Conferences, where we bring agencies in as co-participants to sit down in 2 or 3 day sessions, asking them what they see as our common problems. We do this within the regions. To that end, we have also begun to create what we call round table sessions for each of the services. This has the services meeting with private sector associations in conjunction with our clients. In fact, it was rather interesting, there was an issue just recently that developed relative to printing—high speed printing, high speed duplications, and whether that was reprographic or xerographic. The Associations were very adversarial about the issue and said, "GSA you're wrong." We responded, "Wait a minute. Why don't you come on in, industry, sit down, we are going to discuss this." Then we brought in the agencies that are the highest volume users in that area. All of a sudden, as opposed to the vendors arguing with GSA, they began arguing with the agencies that they were providing services to. Suddenly they realized that it was really GSA representing those interests, so that the clients began to bolster GSA's position in that area.

I would like to tell you we do that across the board, but unfortunately that's not true. We are changing. It is an evolutionary process. We are converting to Total Quality Management within the Agency. We have named a TQM director and have established an advisory council and hopefully over the next 2, 3 or 4 years, you are going to see a new GSA. That GSA is going to be cooperative. We will provide quality products in a timely fashion so as to provide cost effectiveness to the Federal Government and meet the missions of the agencies we are here to serve. This sounds like a campaign announcement, but in fact, Congressman, that is where we are headed.

Mr. LIGHTFOOT. I just asked if you had filed the FAC yet. Do I have time for one more?

How are we doing on time, Mr. Chairman?

In your statement it says, "to take a more active role in adapting new proven technologies, to support innovation research, to incorporate technological developments in the provision of services." That seems to make good sense, but how are you going to implement that policy?

Mr. AUSTIN. Very simply, Congressman. We are creating, as I alluded to a minute ago, the round tables where we bring in the private sector to advise and to talk about where we are going.

Further, I am creating an Administrator's Advisory Commission that will be made up of associations, CEOs of some of the captains of industry, and our client agencies that will meet with me on a quarterly basis, creating focus groups that will identify specific areas or concerns.

Just two weeks ago we had a meeting on what was a derivative of a round table discussion. We had a focus group developed for multiple award schedules. We brought in our acquisition policy people and our legal people and sat down and said, "Okay, where do you see problems—how do you see solutions?"

One of the things I am hopeful to achieve out of the round tables, the focus groups and the Advisory Council, is that as opposed to vendors from the private sector coming to Congress and offering either legislation or arguments as to why GSA is doing something wrong, that in the future you will see GSA and the vendors coming jointly to Congress and saying, "Here is how we can do it right, you should look at this in terms of a legislative initiative."

Mr. LIGHTFOOT. Okay. Thank you very much for your answer and again, underscoring what Mr. Bosco said, we just did some rough studying out in our neck of the woods and commercial space rents from \$9 to \$12 a square foot as opposed to what we are paying in this city. If you want to leave me your home phone number I have a guy that will call you up and make you a deal that you'll never miss a meal.

Mr. BOSCO. Do you have room for the EPA out there?

Mr. LIGHTFOOT. There is a piece of land that is settling in the Missouri River. We could probably find a place for them.

Mr. BOSCO. Mr. Geren?

Mr. GEREN. I don't have any questions, but I am just following up on the words of the Chairman and Mr. Lightfoot.

As far as the southwest goes, there is really a unique opportunity for the Government to take advantage of lowest housing that we have seen in 30 or 40 years. I have seen building space literally being given away. FDIC is our biggest landlord, fortunately, in Ft. Worth, Texas, as we speak. As a matter of fact, my new Congressional office found that you can cut a better deal from the FDIC than you can from GSA. I do think we do have an opportunity in the southwest particularly. With the terrible recession that we lived through, it does provide an opportunity for the Government to take advantage of some opportunities both in the housing and the building area.

Mr. AUSTIN. Congressman, let me share with you the fact that we have bought several buildings in the Texas area and you are exactly right. They are rock bottom cheap. To the extent where we have need for those facilities, we do explore those areas.

Mr. GEREN. Thank you.

Mr. BOSCO. Thank you very much, Mr. Austin.

Mr. AUSTIN. Mr. Chairman, thank you. Members of the Committee, thank you.

[Mr. Austin's prepared statement follows:]

STATEMENT OF
RICHARD G. AUSTIN
ACTING ADMINISTRATOR
GENERAL SERVICES ADMINISTRATION
BEFORE THE
HOUSE COMMITTEE ON PUBLIC WORKS AND TRANSPORTATION
SUBCOMMITTEE ON PUBLIC BUILDINGS AND GROUNDS
WEDNESDAY, FEBRUARY 28, 1990

STATEMENT BY RICHARD G. AUSTIN
BEFORE THE HOUSE COMMITTEE ON PUBLIC WORKS AND TRANSPORTATION
SUBCOMMITTEE ON PUBLIC BUILDINGS AND GROUNDS
WEDNESDAY, FEBRUARY 28, 1990

Mr. Chairman, Members of the Subcommittee, it is a pleasure for me to appear before you today to discuss the fiscal year 1991 budget for the Public Buildings Service.

We are requesting \$3.8 billion in new obligational authority for the Federal Buildings Fund, an increase of \$505 million or 15% over fiscal year 1990.

Our capital budget request is for \$1.2 billion, a 19% increase above approved fiscal year 1990 levels. This includes \$271 million for new construction, primarily devoted to constructing additional space and facilities for the U. S. Courts. We are requesting funding for five new Courthouses and two Courthouse Annexes. Meeting the needs of the U. S. Courts is a high priority within GSA. Additionally, we are proposing the construction of special purpose space for the United States Geological Survey in Menlo Park, California.

The largest portion of our fiscal year 1991 capital budget is devoted to the Repairs and Alterations activity, a request of \$573 million. Beginning in fiscal year 1988, GSA significantly increased the funding of this activity. Sustaining this level of funding will enable GSA to proceed with the basic repair and safety work necessary to protect the Government's investment in

the Federally-owned inventory, and to ensure the continued safety of building occupants. In the health and safety area, GSA is making many significant improvements. For example, we are on schedule to meet the EPA requirement for removal of PCB's by the end of this fiscal year. All of the hi-rise sprinkler projects have been funded for design through fiscal year 1990, and eleven projects are included for construction funding in fiscal year 1991.

We are requesting \$176 million in the Design and Construction Services activity for design and management and inspection of the capital program, including funds for the design of 21 prospectus level projects that will be constructed in future years.

I would like to point out that, between these two activities, we are requesting \$47.5 million for the first increment of funding associated with the Pentagon renovation project. I recognize that the exact nature of this project has yet to be agreed upon; however, we have included this initial amount of funding in our budget to reflect our long-term commitment to modernizing the facility.

In fiscal year 1991 we are requesting \$137 million for Installment Acquisition Payments. This activity has historically funded the financing of Purchase Contracts authorized by the Public Buildings Amendments of 1972. Commencing in fiscal year 1991, it also includes lease purchase arrangements currently authorized by Congress. We are requesting \$5.5 million for the first part-year series of payments on the new Chicago Federal building, which will be completed in fiscal year 1991.

The fiscal year 1991 Rental of Space request of \$1.5 billion provides for our client agencies' expansion requirements and projected increases in commercial rental rates. The greatest increase in this program for fiscal year 1991, \$116 million, provides for escalations associated with our existing inventory of leases. In addition, our request includes \$68 million for the part year cost of an additional 7.3 million square feet of client agency expansion space which is projected for delivery in fiscal year 1991. This increase is partially offset by \$13 million in savings from the projected cancellation of 2.6 million square feet of leased space.

Our \$1 billion request for the Real Property Operations activity includes funding necessary to maintain the standard level of service, as well as \$15 million for operation, maintenance and protection of new space entering the inventory, and \$27 million for buildings restored to the Federal Buildings Fund budget which were formerly delegated to agencies under earlier "pilot" delegations agreements.

Finally, the Program Direction request of \$91 million includes increases of \$18 million for payments to GSA's General Management and Administration account for centralized financial support services, and \$7 million for costs related to the continued operation and maintenance of the existing PBS Information System and the cost of continuing development of a new PBS Information System.

This budget reflects GSA's commitment to providing the quality space and services required by our clients in a timely manner, thereby enhancing our clients ability to accomplish their mission. At the same time, through our expertise and experience, GSA works diligently to ensure the acquisition of space that will provide the best value to the Federal government and the public.

In furtherance of these goals, we have initiated several actions that we believe are necessary to ensure the continued viability of the Federal Buildings Fund, which finances all of these PBS activities. First, the fiscal year 1991 Rent rates reflect a full 100% passthrough of changes in the Consumer Price Index (CPI), rather than the 25% passthrough that was approved in previous years. This brings our Rent rates closer to the "commercial equivalency" that was originally envisioned when the Federal Buildings Fund was established by Congress, and will generate an additional \$80 million for capital improvements in fiscal year 1991.

Second, as part of the proposed appropriation language for fiscal year 1991, we have included a General Provision that addresses the issue of Rent caps and freezes. This provision would authorize appropriations to offset any income reductions resulting from legal restrictions or limits on the rental payments that agencies make to GSA. The appropriations would be scored against the subcommittee that set the rental limitation. In fiscal year 1990 there are only two agencies with a Rent cap: the Department of Agriculture and the Food and Drug Administration. The income lost from these two agencies in fiscal year 1990 is estimated to be \$64 million.

As you know, even with these revenue enhancements, there remains a serious shortfall of resources within the Fund for the inventory of new construction requirements that we have identified. New authorities are critically needed to enable GSA to acquire new government-owned space in a timely and cost efficient manner, so that we can reduce the Government's reliance on costly leased space, which is far less economical to GSA and to the taxpayer over the long term.

I feel that this is a sound and innovative budget that effectively uses all of the resources available to the Public Buildings Service, and I look forward to working with the Subcommittee in making continued progress on these initiatives in the coming year.

Mr. Chairman, this concludes my statement on our fiscal year 1991 request. I will be pleased to answer any questions from the Subcommittee.

HOUSE COMMITTEE ON
PUBLIC WORKS AND TRANSPORTATION
FY 1991 FEDERAL BUILDINGS FUND
BUDGET BRIEFING

JANUARY 29, 1990

Prepared by
Office of the Controller, PBS
Budget Division

INDEX

Page No.	Contents	Page No.	Contents
1	A. Summary		E. Installment Acquisition Payments
2	1989 Program		Purchase Contract/ Lease Purchase
3	1990 Program	30	
4-5	Strategic Plan		F. Rental of Space
6	FY 1991 Budget Request		Program Description
	Sources and Allocation		Changes in Rental of Space
	of Income		FY 1991 Leased Inventory
7	Summary of Employment	31	FY 1991 Funding
		32	History of Obligations 1985-1991
		33	GSA Controlled Leased Space
		34	Average Rental Rate Per Square Foot
		35	Expansions & Cancellations
8	B. Construction and Acquisition		
9	Program Description		G. Real Property Operations
10-12	Project List		Program Description
	FY 1991 Project Descriptions	39	
			H. Program Direction
			Program Description
	C. Repairs and Alterations		
	Program Description		
13	FY 1991 Budget Request		
14	FY 1991 Project Listing		
15	FY 1991 Project Descriptions		
16-21			
	D. Design and Construction Services	40	
	Program Description		
22	Summary of New Obligational Authority		
23	FY 1991 Project Listing		
24	FY 1991 Project Descriptions		
25-29			

FEDERAL BUILDINGS FUND FY 1990 PROGRAM

(\$Millions)

SOURCES

USES



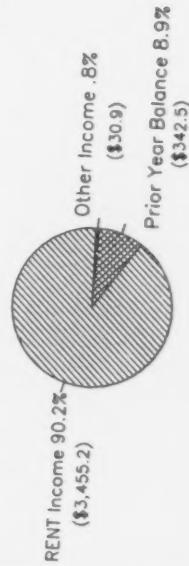
TOTAL RESOURCES AVAILABLE
(\$3,656.5)

NEW OBLIGATIONAL AUTHORITY
(\$3,314.0)

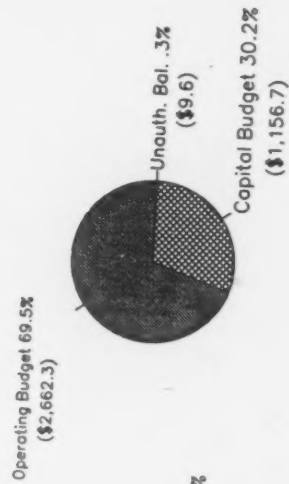
FEDERAL BUILDINGS FUND FY 1991 PROGRAM

(\$Millions)

SOURCES



USES



TOTAL RESOURCES AVAILABLE
(\$3,828.6)

NEW OBLIGATIONAL AUTHORITY
(\$3,819.0)

STRATEGIC PLAN

Ensure that services are provided in the most efficient and effective manner through a variety of methods within the framework of regulatory responsibility.

Improve client relations at all organizational levels.

Develop alternative approaches to acquiring real property by exploring new development and financing methods; seeking authorization where required.

Ensure that an adequate revenue base is maintained in the Federal Buildings Fund to meet client needs.

Take a more active role in adapting new, proven technologies and support innovation and research to incorporate technological developments in the provision of services to our clients.

Develop internal and external constituencies.

Institute a comprehensive recruitment, development and retention program to ensure maintenance of a professionally trained workforce.

Ensure that the internal organization fosters clear lines of authority, responsibility and accountability to support the Agency's mission and vision.

Analyze emerging trends that affect PBS programs and incorporate relevant information into everyday guidance.

THE FY 1991 FEDERAL BUILDINGS FUND BUDGET

The new obligational authority requested for FY 1991 reflects a net increase of \$505.0 million. This change is composed of a \$186.1 million or 19.2% increase in the capital accounts and a \$318.9 million or 13.6% increase in the operating accounts. The resource emphasis of this budget reflects PBS's commitment to reduce the growth of rental costs through increased Government ownership; to maintain the Government's inventory in a safe and operational state of repair; and to provide cost effective and timely service to our client agencies. The FY 1991 line item program reflects a prospectus threshold of \$1.5 million.

The FY 1991 program for Construction and Acquisition of Facilities of \$271.0 million emphasizes direct construction as a means of increasing the percentage of personnel housed in Government-owned space and reducing the leased inventory. This program includes funds for five U.S. Courthouses, one U.S. Courthouse/Federal Building Extension, one U.S. Courthouse Annex, new Office-Laboratory buildings for the U.S. Geological Survey in Menlo Park, CA, additional funding for two previously approved projects, a claim against a construction project, and funding for Non-prospectus level projects.

The FY 1991 program for Repairs and Alterations of \$572.7 million emphasizes basic repairs to protect the Government's real property investment, improvements of health and safety features, vacant space alterations to improve the utilization of Government-owned facilities, construction of new courtrooms and ancillary facilities, and provides for the continuation of the U.S./Mexico border facilities program.

The Design and Construction Services request for \$176.4 million includes funding for: 1) design and management/inspection of nine new construction projects; 2) management and inspection of the FY 1991 line item R&A program; 3) advance design of R&A line item projects scheduled for construction in future years; 4) design and management/inspection of the non-line item R&A program; 5) additional design and management/inspection of line item projects approved in prior fiscal years; and 6) technical architectural/engineering services in support of other PBS activities. The R&A advance design program emphasizes basic repairs, health and safety, and vacant space recapture.

The Installment Acquisition Payments activity retitled from Purchase Contract Payments provides for the payment of principal, interest, and taxes on 68 projects authorized by Law in 1972. Commencing in FY 1991, this activity will include payment for principal, interest, and other required obligations for installment (lease) purchase projects which have been individually authorized by Congress. The FY 1991 request for \$136,579 million represents an increase of \$9.8 million principally for increased principal, interest, and taxes.

The FY 1991 request for Rental of Space of \$1,534.3 million provides for the continued growth of the leased inventory and projected increases in commercial rental rates. This request reflects a net leased space inventory increase of 4,686 thousand square feet.

The FY 1991 Real Property Operations request of \$1,037.2 million is an increase of \$89.2 million or 9.4% over FY 1990. Services included in building operations are cleaning, protection, maintenance, payments for utilities and fuels, grounds maintenance, elevator operations, lease administration, moving including telecommunications relocation costs incident to those moves and day to day servicing of tenants' needs. This increase is required to provide for services in existing space under GSA's control and to provide services in 4,386 thousand square feet of space that will be entering the non-delegated workload inventory. Additionally, \$27.4 million is requested for restoration of funds for the operation and maintenance of the Department of Agriculture Headquarters and the Central Intelligence Agency complex. These pilot delegation agreements are funded by a Rent chargeback and are the only remaining delegations not funded through the allocation account process.

The FY 1991 request for the Program Direction activity, \$90.8 million, is an increase of \$22.8 million from FY 1990. This net increase is primarily due to increases in maintaining and converting the PBS Information System and for payment to General Management and Administration for centralized support services.

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
FEDERAL BUILDINGS FUND

SOURCES AND APPLICATION OF INCOME

----- FY 1989 - FY 1991

(Dollars in Thousands)

	FY 1989 Actual	FY 1990 Program	FY 1991 Request	CHANGE FY 1990 TO FY 1991
Available from prior year for reauthorization.....	271,107	399,713	342,537	-57,176
Redemption of Purchase Contract Debt.....	-9,381	-10,758	-12,260	-1,502
Reprogramming Authority.....	---	---	---	---
Appropriation.....	---	---	---	---
RENT Income.....	---	25,220	---	---
Miscellaneous Income.....	3,042,469	3,203,552	3,455,203	251,651
Outleasing Income.....	3,769	1,000	1,000	0
Reduction pursuant to P.L. 99-177.....	6,856	3,959	6,900	2,931
SSA Payments.....	---	-69	---	---
---	31,734	33,655	35,258	1,403
Total Resources Available.....	3,346,554	3,656,482	3,828,638	197,307
New Obligational Authority (-) (Detail below).....	3,028,064	3,313,945	3,818,977	505,032
Unobligated Balance of Annual Accounts (+).....	29,601	---	---	---
Prior Year Recoveries (+).....	51,622	---	---	---
Balance Available for Reauthorization.....	399,713	342,537	9,661	-307,725
Construction/Acquisition of Facilities.....	131,820	138,843	271,004	132,161
Repairs and Alterations.....	516,463	559,692	572,710	14,018
Design and Construction Services.....	133,636	146,302	176,403	30,101
Installment Acquisition Payments.....	121,500	126,752	136,579	9,827
Rental of Space.....	1,193,645	1,327,336	1,534,300	206,964
Real Property Operations.....	682,000	948,000	1,037,200	89,200
Program Direction.....	49,000	68,020	90,781	22,761
Total New Obligational Authority.....	3,028,064	3,313,945	3,818,977	505,032

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
FEDERAL BUILDINGS FUND
SUMMARY OF EMPLOYMENT

FY 1989 - FY 1991

BUDGET ACTIVITY:	FY 1989 Actual	FY 1990 Workyears	FY 1991 Workyears	CHANGE FY 1990 TO FY 1991
Design and Construction Services	578	587	587	0
Real Property Operations	7,885	7,890	7,879	-11
- Cleaning	1,541	1,652	1,652	0
- Maintenance	2,085	1,826	1,826	0
- Other Building Services	1,648	1,503	1,503	0
- Fire and Lifesafety	1,103	1,103	1,103	0
- Protection	1,144	1,303	1,303	0
- Other Staff Support	1,364	1,503	1,492 (1)	-11
Program Direction	401	401	401	0
TOTAL PBS - DIRECT	8,864	8,878	8,867	-11
Reimbursable	487	509	509	0
TOTAL PBS	9,351	9,387	9,376	-11

(1) Decrease associated with the Office of Small and Disadvantaged Business being funded from OMA.

GENERAL SERVICES ADMINISTRATION

FEDERAL BUILDINGS FUND

CONSTRUCTION and ACQUISITION of FACILITIES

This no year activity provides suitable facilities to house Federal agencies through direct construction of new buildings, extensions to existing buildings, acquisition of United States Postal Service properties, and the purchase of commercial buildings from the private sector.

	PROGRAM BY ACTIVITIES (Dollars in Thousands)				Explanation of Changes
	FY 1989	FY 1990	FY 1991	Change 1990 to 1991	
Const. & Acq. of Fac.					
New Construction Projects:					
- FY 1991 Projects	--	--	\$265,549	+\$265,549	FY 1991 New Construction Projects +\$265,549
- FY 1990 Projects	--	\$133,413	--	- 133,413	FY 1990 New Construction Projects - 133,413
- FY 1989 Projects	\$123,750	--	--	--	Purchase of Commercial Buildings - 500
Subtotal:	\$123,750	\$133,413	\$265,549	+\$132,136	Non-Prospectus Projects + 3,000
New Construction					Construction Claims - 2,475
Purchase of Commercial Buildings	5,500	500	--	- 500	Total Change +\$132,161
Non-Prospectus Projects	2,470	2,000	5,000	+ 3,000	
Project Claims	100	2,930	455	- 2,475	
Total:	--	--	--	--	
New Obligational Authority	\$131,820	\$138,843	\$271,004	+\$132,161	
Compensable Workyears	--	--	--	--	

FY 1991 PROGRAM PERSPECTIVE. The FY 1991 Construction and Acquisition of Facilities activity places primary emphasis on the direct construction of Government-owned space, emphasizing general purpose office space and facilities for the U. S. Courts. This activity funds site acquisition and construction costs only; design and management/inspection costs for all projects are funded by the Design and Construction Services activity.

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
FEDERAL BUILDINGS FUND
CONSTRUCTION AND ACQUISITION OF FACILITIES
(Dollars in Thousands)
PROJECT LISTING

PROJECTS	SITE	DESIGN	CONST	MBI	TOTAL PROJECT	FY 1991 REQUEST THIS ACTIVITY
Chicago, IL - James C. Kluczynski Federal Building (Claim)	N/A	N/A	455	N/A	455	455
Wilkes-Barre, PA - Social Security Administration Data Operations Center (Escalator)	500	1,942	28,098	2,037	32,577	11,905
Camden, NJ - Post Office and Courthouse Annex (Escalator)	2,000	1,881	27,117	1,987	32,985	8,903
Sacramento, CA - John E. Moss Federal Building-U.S. Courthouse Extension	G/O	568	5,801	500	6,869	5,801
Kansas City, KS - U.S. Courthouse	200	2,063	29,475	2,116	33,854	29,475
Alexandria, VA - U.S. Courthouse	TBD	3,574	58,202	3,010	64,786	58,202
Prince George's County, MD - U.S. Courthouse	3,000	1,700	21,883	1,640	28,223	21,883
Menlo Park, CA - Office-Laboratory Buildings	N/A	1,660	22,000	1,739	25,399	22,000
Portland, OR - U.S. Courthouse Annex	4,100	2,347	33,320	2,363	42,130	33,320
White Plains, NY - U.S. Courthouse	3,245	1,662	23,105	1,756	29,768	26,350
Minneapolis, MN - U.S. Courthouse	N/A	3,106	47,710	2,653	53,469	47,710
Non-Prospectus Projects	0	363	5,000	314	5,677	5,000
TOTAL	\$13,045	\$20,866	\$302,166	\$20,115	\$356,192	\$271,004

Note: This table reflects total project costs, some of which have been funded in a previous year or in the Design and Construction Services Activity.

GENERAL SERVICES ADMINISTRATION
Public Buildings Service
Federal Buildings Fund

CONSTRUCTION AND ACQUISITION OF FACILITIES

PROJECT DESCRIPTIONS

CALIFORNIA

Sacramento - John E. Moss Federal Building-U.S. Courthouse
Extension (Construction).....\$5,801,000

It is proposed to construct an extension of approximately 15,000 occupiable square feet of space to provide court facilities plus 152 outside parking spaces. The court facilities include a district courtroom, two magistrate courtrooms, a jury assembly area (which will be constructed for use in the future as a courtroom), and prisoner and judges elevators.

In FY 1990, \$405 thousand was authorized under the Design and Construction Services activity. The FY 1991 request includes \$5,801 thousand for construction under this activity and \$663 thousand for additional design (\$183 thousand), included in the prior year category, and management/inspection (\$500 thousand) under the Design and Construction Services activity. Total estimated project cost is \$6,869 thousand.

Menlo Park - United States Geological Survey
Office - Laboratory Buildings.....\$22,000,000

This project proposes the construction of two buildings which will contain a total occupiable area of 96,605 square feet of office/laboratory space on land to be transferred to GSA from the Department of Interior. Below grade parking will be provided for 111 inside parking spaces. These new buildings will replace existing commercially leased space and temporary structures.

A large laboratory - office structure will provide space for scientists, technical staff and storage for rocks and mineral samples. The smaller Paleomagnetic Laboratory has program requirements which can best be met in a separate structure composed of non-ferrous materials to isolate the research equipment from metal materials that would interfere with the magnetic field of the instrumentation.

\$22,000 thousand for construction under this activity, and \$3,399 thousand under the Design and Construction Services activity are requested in FY 1991. Total estimated project cost is \$25,399 thousand.

KANSAS

Kansas City - U.S. Courthouse and Federal Building.....\$29,475,000

This project proposes to construct a U.S. Courthouse and Federal Building of approximately 164,000 square feet with an 18,000 square foot parking garage and Sallyport.

The courts have projected space requirements of approximately 80,000 square feet of space in 1990 and 112,000 by the year 2000. Court-related activities such as the U.S. Attorney, Marshals, and Trustees, will also require additional space. It is projected that the Courts and court-related activities will require approximately 97,000 square feet by the year 1990 and 136,000 square feet by the year 2000. Until these needs materialize, future court space in the building will be occupied by non-court agencies. These expanding requirements cannot be met in existing buildings.

\$200 thousand for site purchase and \$2,063 thousand for design were authorized in FY 1990. \$29,475 thousand for construction and \$2,116 thousand for management/inspection under the Design and Construction Services activity are requested in FY 1991. The total estimated project cost is \$33,654 thousand.

KENTUCKY

Prince George's County - U.S. Courthouse.....\$21,883,000

This project will include construction of a 96,887 occupiable square foot U.S. Courthouse and 155 surface and inside parking spaces.

The building will house all components of the U.S. Courts as well as employees of the U.S. Marshals Service and the U.S. Attorneys. There will be seven courtrooms (three for the District Court, two for the Magistrate Court, and two for the Bankruptcy Court) scheduled for 1994 occupancy. The building will satisfy the expansion requirements of all these agencies, while consolidating them from three locations into one modern, functional, and secure facility.

GENERAL SERVICES ADMINISTRATION
Public Buildings Service
Federal Buildings Fund

CONSTRUCTION AND ACQUISITION OF FACILITIES

PROJECT DESCRIPTIONS

MARYLAND (cont/med)

Prince George's County - U.S. Courthouse (cont/med)

In FY 1990, \$4,700 thousand was authorized for site acquisition and design of this courthouse. \$21,883 for construction under this activity, and \$1,640 under the Design and Construction Services activity are requested in FY 1991. Total estimated project cost is \$28,223 thousand.

MINEAPOLIS

Minneapolis - U.S. Courthouse.....\$47,710,000

This project is to construct a 167,600 occupiable square foot facility with 225 parking spaces in order to provide for the projected space needs of the district courts, bankruptcy court which is now in leased space, and court-related activities. In addition, secure parking will be provided for judges, the U.S. Marshals, the Federal Bureau of Investigation, and the Drug Enforcement Agency. \$47,710 thousand for construction under this activity, and \$5,759 thousand under the Design and Construction Services activity are requested in FY 1991. Total estimated project cost is \$53,469 thousand.

NEW JERSEY

Camden - Post Office and U.S. Courthouse Annex (Escalation).....\$8,903,000

Additional funding is required because of increased construction and site acquisition costs. The scope of the project has increased by 11,040 square feet in order to accommodate the expansion requirements of the court and to satisfy historic preservation considerations.

In FY 1989, \$1,468 thousand was authorized for site purchase and \$1,186 thousand for design in the Design and Construction Services activity. \$18,728 thousand was authorized for construction and \$632 thousand for design and \$1,217 thousand for management and inspection were authorized in the Design and Construction Activity in FY 1989. In FY 1991, \$514 thousand for site purchase and \$8,389 thousand for construction is

requested in this activity. \$63 thousand for design and \$770 thousand for management and inspection is being requested in the Design and Construction Services activity. Total estimated project cost is \$32,965 thousand.

NEW YORK

White Plains - U.S. Courthouse.....\$28,350,000

This project will include site acquisition and construction of a 79,740 occupiable square foot U.S. Courthouse and 9,000 square feet of inside parking spaces.

Presently, the U.S. Courts and related agencies occupy approximately 34,585 square feet in a government-owned building and a leased building. The U.S. Courts have been expanding since this location was designated a site for holding Court by the Congress in November 1978 and will require 45,156 additional square feet of space to meet the caseload demands. \$28,350 thousand for construction under this activity, and \$3,418 thousand under the Design and Construction Services activity are requested in FY 1991. Total estimated project cost is \$29,768 thousand.

OREGON

Portland - U.S. Courthouse Annex.....\$33,320,000

This project proposes the construction of a 125,000 occupiable square foot annex plus 100 inside parking spaces to the existing Gus J. Solomon U.S. Courthouse at 620 S. W. Main Street. The annex will be constructed on an adjacent site across the street from the existing Courthouse. Immediate and long range expansion needs of the district court will be accommodated in the new building along with executive agencies now housed in leased space, until later court expansion takes place. By the year 2015, the building will be totally occupied by the district court and court-related agencies.

\$4,100 thousand for site purchase was authorized in FY 1989. \$33,320 thousand for construction under this activity, and \$4,710 thousand under the Design and Construction Services activity are requested in FY 1991. Total estimated project cost is \$42,130 thousand.

GENERAL SERVICES ADMINISTRATION
Public Buildings Service
Federal Buildings Fund

CONSTRUCTION AND ACQUISITION OF FACILITIES

PROJECT DESCRIPTIONS

PENNSYLVANIA

Willes-Barre - Social Security Administration (SSA) Data
Operations Center (DOC) (Escalation).....\$11,905,000

It is proposed to construct a 190,138 occupiable square foot facility in the Willes-Barre, Pennsylvania area to house the SSA DOC. These operations are currently housed in two leased facilities. These leased facilities do not permit a modern, administratively efficient operation in a consolidated facility. The new building would provide a single Government-owned structure capable of housing the latest equipment along with on-site parking and room for an expanding staff. The leased storage space at the Luzerne Products Building would remain in the inventory.

In FY 1987, \$20,672 thousand was authorized in the Construction and Acquisition of Facilities activity for the total project cost of this building. An additional \$11,905 thousand is needed in FY 1991 to cover inflation since FY 1987 and to accommodate SSA's space requirements. The true SSA requirement was not known at the time of the first appropriation. The project was delayed due to the uncertainty of SSA's space requirement in the Willes-Barre area. SSA is now committed to remaining in the area and has provided GSA with a detailed set of requirements.

VIRGINIA

Alexandria - U.S. Courthouse.....\$58,202,000

This project proposes construction of a 194,990 occupiable square foot U.S. Courthouse and inside parking for 500 vehicles. Construction of this facility will allow the consolidation of personnel from the U.S. Courts, U.S. Marshal's Service, and U.S. Attorney's office, currently housed in one Government-owned and four leased locations in Alexandria.

The new courthouse will provide 15 courtrooms (nine for the District Court, three for the Magistrate Court, two for the Bankruptcy Court, and one for the Circuit Court).

In FY 1990, \$2,134 thousand was funded for design under the Design and Construction Services activity. The request for FY 1991 includes \$58,202 thousand for construction under this activity and under the Design and Construction Services activity \$1,440 thousand for additional design, included in the prior year category, and \$3,010 for management/inspection under the Design and Construction Services activity. Total estimated project cost is \$64,786 thousand.

OTHER ACTIVITIES

Chicago, IL - James C. Kluczynski Federal Building (Claim)

Funds in the amount \$455 thousand are requested to pay a claim against the Chicago, Illinois, Federal Building project. There were 120 changes to the original contract which caused the contractor to remain on the job more than one year past the contract completion date. This claim is for extended overhead costs. The claim will be paid by the U. S. Treasury under the terms of the Contract Disputes Act. Funds are required to reimburse the Treasury.

Non-Prospectus Projects

Funds in the amount of \$5,000 thousand are requested for the development of projects not subject to prospectus approval. The funds will permit these projects to be accomplished promptly and efficiently. Much has been achieved under this program since its inception. Small project funds have been used to erect special purpose storage buildings, depot service and ware-house buildings, and a small courthouse. These funds have also been used to acquire a motor pool, a parking lot, two sites, and property that will be part of the Jimmy Carter National Historic Site. Two small border stations funded jointly by the United States and Canada have been completed, and a building addition is scheduled for construction.

Design and management/inspection funds in the amount of \$677 thousand are being requested under the Design and Construction Services activity in FY 1991, for a total of \$5,677 thousand.

GENERAL SERVICES ADMINISTRATION

FEDERAL BUILDINGS FUND

REPAIRS AND ALTERATIONS

This no year activity funds repairs and alterations of public buildings. Health and Safety, state of repair, and operating efficiency of facilities are the principal criteria used in establishing priorities of work with primary consideration given to repairs to prevent deterioration and damage to the buildings, their support systems, and necessary operating equipment.

	PROGRAM BY ACTIVITIES (Dollars in Thousands)			Explanation of Changes
	FY 1989	FY 1990	FY 1991	Change 1990 to 1991
<u>Repairs and Alterations</u>				
Line item projects (1)	\$266,526	\$302,743	\$291,315	-\$11,428
U.S./Mexico Border Facility projects	49,936	54,681	10,218	- 44,463
Non-line item projects	200,001	210,268	271,177	+ 69,909
Total:	-----	-----	-----	-----
New Obligational Authority	\$516,463	\$558,692	\$572,710	+\$14,018
Compensable Workyears	--	--	--	--
The FY 1991 program is categorized by major functional area as follows:				
A. Health and Safety				\$52,316
B. Repair and Modernization				195,166
C. U.S. Courts				28,836
D. Recapture of vacant space				16,997
E. U.S./Mexico Border Facilities				10,218
F. Non-line item projects				271,177

				\$572,710

(1) Prospectus level increased from \$500,000 to \$1,500,000 for the FY 1990 budget and thereafter.

(2) Project listing appears on following pages.

FY 1991 PROGRAM PERSPECTIVE. The FY 1991 program reflects a continuing emphasis on health and safety and repair and modernization. Also included is a request for funds to continue the expansion and improvement of the U.S./Mexico border facilities program which began in FY 1988. The above estimates are for construction costs only; design and management/inspection costs for all projects are funded by the Design and Construction Services activity.

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
FEDERAL BUILDINGS FUND

REPAIRS AND ALTERATIONS

FY 1989 - FY 1991

(Dollars in thousands)

REPAIRS AND ALTERATIONS (\$572,710):

Increase of \$14,018 over FY 1990

LINE ITEM PROJECTS:

A. Repair/Modernization	FY 1989	FY 1990	FY 1991	CHANGE FY 1990 TO FY 1991
	-----	-----	-----	-----
110,946	153,648	195,166	41,518	
B. Health and Safety	105,415	133,972	52,316	-81,656
C. Vacant Space Recapture	21,587	2,433	16,997	14,564
D. U.S. Courts	24,723	10,560	26,836	16,276
E. Special Programs	3,855	2,130	0	-2,130
F. U.S./Mexico Border Facilities Program	49,936	54,681	10,218	-44,463
	-----	-----	-----	-----
Subtotal Line Item Projects	316,462	357,424	301,533	-55,891
NON-LINE ITEM PROJECTS	200,001	201,268	271,177	69,909
	-----	-----	-----	-----
PROGRAM TOTAL	516,463	558,692	572,710	14,018
	=====	=====	=====	=====

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
FEDERAL BUILDINGS FUND
REPAIRS AND ALTERATIONS

SUMMARY OF THE FY 1991 REQUEST BY PROJECT
(Dollars in Thousands)

	HEALTH AND SAFETY WORK				VACANT SPACE RECAPTURE	U.S. SPECIAL COURTS PROGRAMS	TOTAL PROJECT
	REPAIR/ MODERNIZATION	ASBESTOS ABATEMENT	OTHER	TOTAL			
NON-LINE ITEM PROGRAM	171,014	6,333	41,094	47,427	31,666	11,637	271,177
LINE ITEM PROJECTS:							
1 El Paso, TX, Ysleta - New Station, BS	0	0	0	0	0	9,044	9,044
2 Calais, ME, Ysleta - New Station, BS	0	0	0	0	0	1,174	1,174
3 Philadelphia, PA, Customhouse	16,467	0	3,649	3,649	0	50	20,166
4 Oklahoma City, OK, PO/CT	9,096	1,220	926	2,146	0	0	11,242
5 Washington, DC, Veterans Administration	19,600	2,500	3,900	6,400	0	0	26,000
6 Chicago, IL, Everett McKinley Dirksen Building-Ph 2	3,532	3,002	19,208	22,300	0	14,868	37,700
7 Atlanta, GA, Richard B. Russell FB/CT	1,260	0	0	0	0	2,204	3,464
8 New York, NY, Bowling Green Customhouse-Ph 1	4,181	0	546	546	0	4,727	5,273
9 San Diego, CA, FB/CT	3,211	0	2,714	2,714	0	1,911	4,625
10 Washington, DC Area - Elevators	18,500	0	0	0	0	1,911	19,411
11 Chicago, IL, Customhouse-Ph 2	8,388	695	1,177	1,872	0	0	10,260
12 Nashville, TN, Estes Kefauver FB/CT Annex	1,540	916	2,160	3,076	0	0	4,616
13 New York, NY, Jacob K. Javits FB	10,541	0	3,180	3,180	0	0	13,721
14 Pittsburgh, PA, PO/CT	0	0	2,700	2,700	0	0	2,700
15 Sacramento, CA, John E. Moss FB-CT	0	0	0	0	8,488	2,502	10,990
16 Newark, NJ, Peter W. Rodino, Jr. FB	3,332	423	0	423	0	0	3,755
17 Lakewood, CO, DFC, Bldg 56	6,492	1,860	232	2,092	0	0	8,584
18 Chicago, IL, FB, 535 South Clark-Ph 2	5,709	539	0	539	0	0	6,248
19 Washington, DC, Humphrey H. Humphrey Building	3,200	100	4,000	4,100	0	0	7,300
20 Arlington, VA, Pentagon-Ph 1	35,500	0	0	0	0	0	35,500
21 Spokane, WA, FB/PO	3,574	0	462	462	845	200	5,071
22 Portsmouth, VA, FB	0	0	0	0	1,700	0	1,700
23 Seattle, WA, F09, 909 First St	12,777	570	795	1,365	3,790	0	17,932
24 Dallas, TX, FB-Terminal Annex	3,302	0	267	267	3,738	0	4,307
25 Rochester, NY, Kenneth B. Keating FB	1,994	0	0	0	0	0	1,994
26 Indianapolis, IN, FB/CT	2,247	0	325	325	0	1,336	3,908
27 San Francisco, CA, Appraisers Building	3,559	0	180	180	219	0	3,958
28 San Francisco, CA, Customhouse FB/CT	9,508	0	0	0	0	0	9,508
29 St Paul, MN, Warren E. Burger FB/CT	221	2,445	3,306	5,751	0	1,661	7,633
30 Brooklyn, NY, Emanuel Teller, FB/CT-Ph 2	0	0	0	0	0	3,915	3,915
LINE ITEM SUBTOTAL	179,731	14,270	49,807	64,077	18,780	28,677	301,533
REA PROGRAM TOTAL	350,745	20,603	90,901	111,504	50,446	40,314	572,710

* Continuation of a previously authorized project.

GENERAL SERVICES ADMINISTRATION
Public Buildings Service
Federal Buildings Fund

REPAIRS AND ALTERATIONS

PROJECT DESCRIPTIONS - FY 1991 NEW PROJECTS

CALIFORNIA		
Callexico, Border Station.....	\$1,174,000	San Francisco, Appraisers Bldg.....\$3,950,000
This project provides design funding for a new station a number of miles east of the existing border station in downtown Calexico.		This 16 story building, constructed in 1940, provides an occupiable area of 278,473 square feet and a gross area of 451,500 square feet.
GSA was authorized and appropriated \$880,000 in FY 1988 for site acquisition and preliminary design work. To continue the work, an additional \$1,600,000 was reprogrammed to the project during FY 1989.		This project will recapture vacant laboratory space and convert it into office space. Windows will be replaced or repaired. The electrical system will be upgraded. Seismic protection will be provided for piping, duct work and elevators. Fire rated doors will be installed.
Sacramento, John E. Moss Federal Building and U.S. Courthouse.....	\$10,990,000	San Francisco, Customhouse.....\$9,508,000
This nine story building, constructed in 1961, provides an occupiable area of 206,450 square feet and a gross area of 365,697 square feet.		This five story building, constructed in 1911 is listed in the National Register of Historic places. It provides an occupiable area of 86,131 square feet and a gross area of 135,763 square feet.
This building will be renovated in conjunction with the construction of a 21,000 square foot court space extension. Approximately 115,000 square feet of space including 94,000 square feet occupied by the Corps of Engineers will be renovated for occupancy by several agencies now located in leased space. The renovation and realignment of this area will necessitate the relocation of partitions and replacement of ceilings, lighting and floor covering. All building systems will be modified to accommodate the new space configuration. The Clerk of the Courts and the U.S. Attorneys Office will be expanded and three existing courtrooms will be renovated.		This project will provide both structural seismic reinforcement and non-structural seismic protection to piping and duct work. The electrical system will be replaced.
San Diego, Federal Building and U.S. Courthouse.....	\$7,836,000	COLORADO
This building was constructed in 1976. It provides an occupiable area of 629,616 square feet and a gross area of 891,972 square feet.		Lakewood, Denver Federal Center, Building 56.....\$8,584,000
This project provides for the installation of a fire sprinkler and alarm system. The bi-level mezz will also be enclosed thereby increasing the size of the building by an additional 17,060 gross square feet and an occupiable area of 14,040 square feet. The added space will provide for a Circuit Court judges chambers, a Magistrate's hearing room and office, a permanent jury assembly lounge, and expansion for the U.S. Marshal and Clerk of the Court. Boilers to replace the current steam system will be installed.		This building was constructed in 1941 and provides an occupiable area of 249,730 square feet and a gross area of 311,570 square feet. The building is one story with a partial second story.
		The project provides for replacement of the industrial windows and installation of a central heating, ventilating and air-conditioning system. Existing office and laboratory space will be renovated by installing ceilings, light fixtures, floor coverings and partitions. Asbestos materials on piping and vulnerable areas will be removed. The roof, domestic water lines and the storm sewer drains will be repaired or replaced.

GENERAL SERVICES ADMINISTRATION
Public Buildings Service
Federal Buildings Fund

REPAIRS AND ALTERATIONS

PROJECT DESCRIPTIONS - FY 1991 NEW PROJECTS

DISTRICT OF COLUMBIA

Elevators.....\$16,500,000

This project provides for the replacement or upgrading of elevators in four Federal buildings. The major repairs to elevators, and upgrading of elements to meet current fire, handicapped, and life safety codes, and the installation of additional elevators will be accomplished. Existing mechanical vertical transportation systems are antiquated. Major rehabilitation is being proposed to improve the overall service to tenants.

A list of the buildings and estimated costs follows:

Building Listing	Estimated Construction Cost
Federal Building 10A	\$2,200,000
Frances Perkins DOL Building	6,600,000
GSA - Regional Office Building	2,700,000
Agriculture South Building	5,000,000
TOTAL	\$16,500,000

Hubert H. Humphrey Federal Building.....\$7,300,000

This nine story building, constructed in 1976, provides an occupiable area of 415,585 square feet and a gross area of 871,289 square feet.

This project will install a total building fire sprinkler system and upgrade the fire alarm system. Some ceiling tiles will be replaced and other modifications will be made to the lighting system. Asbestos insulation will be removed and replaced with non-asbestos materials.

Veterans Administration Building.....\$26,000,000

This 11 story building, constructed in 1919, is listed in the National Register of Historic Places. It provides an occupiable area of 441,595 square feet and a gross area of 678,145 square feet.

This project provides for upgrading the heating, ventilating, air-conditioning, plumbing and electrical systems. Interior space renovations will be accomplished. A total building fire sprinkler system and fire stairs will be installed. Asbestos insulation on piping and mechanical equipment will be removed and replaced with non-asbestos materials.

GEORGIA

Atlanta, Richard B. Russell Federal Building and U.S. Courthouse..\$3,544,000

This 27 story building was completed in 1979. It provides an occupiable area of 838,725 square feet and a gross area of 1,279,255 square feet.

This project provides for the conversion of 48,000 occupiable square feet of office space to court space on the 13th and 14th floors to meet the expansion requirements of the Bankruptcy Court. This project also provides for elevator modifications, replacement of two cooling towers and roof repairs.

ILLINOIS

Chicago, Customhouse (Phase 2).....\$10,260,000

This 11 story plus basement, steel and concrete building was constructed in 1932. It provides an occupiable area of 102,800 square feet and a gross area of 268,069 square feet.

This is the second and final phase to renovate the entire building. The total project is estimated to cost \$19,856,000, of which \$9,596,000 was authorized in FY 1989.

Phase 1 work will provide for window replacement, repairs to the building exterior and plumbing, elevators, and electrical work. Phase 2 consists of upgrading general office areas, installing fire sprinklers and secondary heating, ventilating and air conditioning systems, and improving the parking lot.

GENERAL SERVICES ADMINISTRATION
Public Buildings Service
Federal Buildings Fund

REPAIRS AND ALTERATIONS

PROJECT DESCRIPTIONS - FY 1991 NEW PROJECTS

ILLINOIS (continued)

Everett McKinley Dirksen Building (Phase 2).....\$37,700,000

This 31 story high-rise building was constructed in 1964 and provides an occupiable area of 787,221 square feet and a gross area of 1,383,578 square feet.

This is the second of a three phase project to provide court related work in the building. The total project is estimated to cost \$48,703,000. A total of \$2,633,000 is requested in FY 1990, for phase 1, \$37,700,000 is being requested for phase 2 and \$8,170,000 will be requested in a future year.

Phase 1 provides four additional Bankruptcy Courtrooms and related facilities.

Phase 2 provides four new two story District Courtrooms and Chambers. In addition Phase 2 provides for completion of the fire sprinkler system in the building. The fire alarm system and the emergency telephone system will be upgraded. A smoke control system and an emergency power system will be installed. Asbestos will be removed in basement and sub-basement mechanical areas where pipe and equipment insulation is exposed to frequent damage.

Phase 3 will provide four additional District Courtrooms and Chambers. The conversion of space will require heating, ventilating, air-conditioning and electrical upgrades, extension of secured elevators to the new court floors, asbestos abatement work, and structural changes to accommodate the two story courtrooms.

Chicago, 536 South Clark Street (Phase 2).....\$6,248,000

This 75 year old 10 story Federal Building was acquired by GSA in 1956, and provides an occupiable area of 430,087 square feet and a gross area of 600,464 square feet.

This is the final of a two phase project to renovate the entire building. A total of \$35,328,000 was provided in FY 1990 to fund phase 1, and \$6,248,000 is being requested for phase 2. The total project is estimated to cost \$41,756,000.

Phase 1 will provide for the renovation of elevators, lobbies, corridors and the main entrance. Office space on the second, third, seventh and eighth floors will be upgraded by replacing partitions, doors, ceilings, windows, lighting, secondary electrical distribution systems and flooring. The air handling equipment and ductwork will be modified.

Phase 2 will provide expansion space for the Drug Enforcement Administration laboratory and other agencies requiring laboratory space. The work will include ceilings, partitions, lighting, air handling equipment, ductwork, flooring, and a security system.

INDIANA

Indianapolis, Federal Building and Courthouse.....\$3,900,000

This historic building, constructed in 1905, provides an occupiable area of 229,575 square feet and a gross area of 446,230 square feet.

This project reorganizes the courts facilities throughout the building. The project provides for a new District Courtroom and Chambers, two Magistrates Courtrooms and Chambers and two Bankruptcy Courtrooms. In addition the two existing Bankruptcy Courtrooms will be restored. The Probation Office will be moved to the first floor to ensure greater building security, while the District Court Library and the U.S. Marshal's office will be expanded.

The electrical distribution and heating, ventilating, and air-conditioning systems will be upgraded. An emergency generator will also be installed.

GENERAL SERVICES ADMINISTRATION
Public Buildings Service
Federal Buildings Fund

REPAIRS AND ALTERATIONS

PROJECT DESCRIPTIONS - FY 1991 NEW PROJECTS

MINNESOTA

St. Paul, Warren E. Burger Federal Building and U.S. Courthouse.....\$7,633,000

This seven story building was constructed in 1965. It provides an occupiable area of 260,541 square feet and a gross area of 422,496 square feet.

This project will provide for a total sprinkler system on floors one through seven. Asbestos materials in areas to be renovated and on mechanical equipment and piping will be removed.

Additional court facilities and the relocation of other agencies will be accomplished on floors two and six. This work will include new courtrooms, chambers and ancillary facilities. Office space alterations will include new ceilings, lights, and partitions.

NEW JERSEY

Newark, Peter W. Rodino, Jr., Federal Building.....\$3,755,000

This 19 story building was constructed in 1968. It provides an occupiable area of 356,404 square feet and a gross area of 527,211 square feet.

This project will provide for replacement of two 600 ton air-conditioning chillers with two new fully automatic chillers. New chiller and condenser water pumps, motors, control panels, valves, strainers, piping, hot water converters, expansion tanks and pumps will be installed. Asbestos will be removed and replaced with non-asbestos materials in conjunction with the equipment removal.

NEW YORK

Brooklyn, Emanuel Celler Federal Building and U.S. Courthouse (Phase 2).....\$3,915,000

This building was constructed in 1964. The building consists of two office towers joined by a lobby entranceway. It provides a gross area of 574,455 square feet and occupiable area of 354,746 square feet.

CSA was authorized \$16,000,000 in FY 1989, for the Emanuel Celler Federal Building and U.S. Courthouse. During FY 1989, it became necessary to reprogram the funds to the Rental of Space activity. Part of the funds (\$5,100,000) were restored to CSA in FY 1990 as Phase 1. Phase 2 (\$3,915,000) is being requested in FY 1991. In order to complete the project, an additional amount will be requested in a future year.

This project provides for four District courtrooms, chambers and adjunct facilities on the first floor. The project includes asbestos removal, demolition of existing office space, and installation of carpeting, ceilings, partitions, lighting, electrical and telephone outlets, and heating, ventilation, and air-conditioning improvements.

New York City, Bowling Green Customhouse (Phase 1).....\$4,727,000

This nine story building was constructed in 1907. It provides an occupiable area of 202,000 square feet and a gross area of 367,933 square feet. It is listed on the National Register of Historic Places.

This is the first of a two-phase project. Phase 2 (\$15,505,000) will be requested in a future year. Total cost is estimated at \$20,233,000.

This project will install fire sprinklers and other fire-safety system improvements. It will repair space in the public areas and restore historical architectural interior features and artwork.

New York City, Jacob K. Javits Federal Building.....\$13,721,000

This 41 story building was constructed in 1968. It provides an occupiable area of 1,672,547 square feet and a gross area of 2,689,322 square feet.

This project will replace two 3,000 ton air-conditioning chillers and reconstruct the cooling tower. The fire alarm system will be upgraded. The elevators will be provided with fireman's capture features, and an emergency generator will be installed.

GENERAL SERVICES ADMINISTRATION
Public Buildings Service
Federal Buildings Fund

REPAIRS AND ALTERATIONS

PROJECT DESCRIPTIONS - FY 1991 NEW PROJECTS

NEW YORK (continued)

PENNSYLVANIA

Rochester, Kenneth B. Keating Federal Building.....\$1,994,000
This seven story building was constructed in 1972. It provides an occupiable area of 163,854 square feet and a gross area of 246,252 square feet.
This project will replace the deteriorated fiberglass heating, ventilating, and air-conditioning (HVAC) ducts with metal ductwork. Temperature control problems in the basement and first floor will be corrected by installing a variable air volume HVAC system. The freight/passenger elevator will be upgraded.

OKLAHOMA

Oklahoma City, Post Office and Courthouse.....\$11,242,000
This 10 story building was constructed in 1906 and completed as it exists today by additional construction phases in 1912, 1919, and 1937. The building is listed on the National Register of Historic Places and provides an occupiable area of 118,631 square feet and a gross area of 214,638 square feet.

This project provides for upgrading and/or replacement of the heating, ventilating, air-conditioning, electrical and plumbing systems. The existing office space will be upgraded with new ceilings, lights and floor covering.

Asbestos will be removed during the accomplishment of the mechanical work and replaced with non-asbestos materials. The project also provides for the completion of the fire sprinkler system and improving emergency egress from the building.

Philadelphia, Customhouse.....\$20,166,000
This 17 story building was constructed in 1934. It provides an occupiable area of 310,173 square feet and a gross area of 471,350 square feet.
This project will provide for installation of a total building fire sprinkler system, fire-rated doors and walls, and will extend the west stairwell to the 14th floor. The heating, ventilating and air-conditioning system will be upgraded. Interior space will be renovated and restored. Restrooms will be upgraded including handicapped accessibility features. Elevator, lighting and electrical systems will be upgraded. An energy management system will be installed. The exterior of the building will be cleaned and restored, and windows will be replaced.

Pittsburgh, Post Office and Courthouse.....\$2,700,000
The monumental ten story building is eligible for listing on the National Register of Historic Places. The building was constructed in 1934 and provides an occupiable area of 525,135 square feet and a gross area of 684,205 square feet.

This project provides for the complete renovation of the exterior ramp and maneuvering area which are elevated above railway lines serving the city. The work consists of repairing 30,000 square feet of paving, structural improvements to the supporting columns and beams, and waterproofing.

TENNESSEE

Kashville, Estes Kefauver Federal Building and Courthouse Annex.....\$4,616,000
This nine story building was constructed in 1952. It provides an occupiable area of 196,186 square feet and a gross area of 346,440 square feet.

This project provides for a total building fire sprinkler system, fire partitions, fire alarm system, emergency generator and lightning protection. The elevators will be upgraded and asbestos on piping will be removed and replaced with non-asbestos materials.

GENERAL SERVICES ADMINISTRATION
Public Buildings Service
Federal Buildings Fund

REPAIRS AND ALTERATIONS

PROJECT DESCRIPTIONS - FY 1991 NEW PROJECTS

TEZAS

Delias, Federal Building (Terminal Annex).....\$4,307,000

This five story building was constructed in 1937. It provides an occupiable area of 161,490 square feet and a gross area of 237,651 square feet.

This project will recapture vacant space on the third, fourth and fifth floors for use by agencies now in leased space. New heating, ventilating, air conditioning, plumbing, electrical, and lighting systems will be installed. In addition, two new passenger elevators and a raised flooring system will be installed.

El Paso, Ysleta, Border Station.....\$9,044,000

This project provides the final funding for the construction of a new border station. The station will consist of an administrative building for the U.S. Customs and Immigration and Naturalization, as well as commercial and noncommercial inspection facilities.

GSA was appropriated \$7,757,000 in FY 1985 for this project. The amount includes \$6,893,000 for new construction and \$864,000 for design work. To continue the work, an additional \$2,651,320 was authorized in FY 1988.

V/RC/MIA

Arlington, Pentagon (Phase 1).....\$35,500,000

This building was constructed in 1942. It provides a gross area of 6,546,360 square feet and an occupiable area of 3,796,308 square feet, and serves as the headquarters of the Department of Defense.

This request is the initial phase of a multi-year, long-term project to make significant infrastructure reinvestments in the building and support facilities. The building's equipment and systems will be replaced and space altered to support modern office environmental needs and tenant operating requirements. This request will provide funding for the upgrading of the building's electrical, plumbing, heating, ventilating and air-conditioning systems.

Portsmouth, Federal Building.....\$1,700,000

This nine story building was constructed in 1961. It provides an occupiable area of 101,930 square feet and a gross area of 137,340 square feet.

This project will recapture approximately 30,000 square feet of vacant space that will be backfilled by Department of the Navy personnel. The project will provide carpeting, tile, upgraded and new restrooms, ceilings, partitions, lighting, electrical and telephone outlets. An emergency generator, additional fire exits, window renovations, and heating, ventilating, and air-conditioning system will be improved. Fire sprinklers will be installed on the first floor.

WASH/DETOM

Seattle, Federal Office Building.....\$17,932,000

This building was constructed in 1933. It provides an occupiable area of 186,295 square feet and a gross area of 314,780 square feet. The building is listed on the National Register of Historic Places.

This project will provide for the complete renovation of the building including repair of unique architectural features. The electrical, heating, ventilating, and air conditioning systems will be upgraded. The windows will be replaced. Seismic reinforcement will be provided and asbestos materials will be removed. Laboratory space vacated by the Food and Drug Administration will be converted into office space.

Spokane, Federal Building and Post Office.....\$5,071,000

This four story building was constructed in 1909. It provides an occupiable area of 78,510 square feet and a gross area of 125,275 square feet.

This project will provide for upgrading the building's electrical and plumbing systems, a passenger elevator, acoustic ceilings and lighting fixtures, and floor covering. A fire alarm system and an additional stairwell will be provided. An air-conditioning system will be installed. This project will also upgrade existing space and recapture vacant space at the Federal Building and Post Office in order to accommodate the overflow of Court expansion from the adjacent Courthouse.

-21-

GENERAL SERVICES ADMINISTRATION
FEDERAL BUILDINGS FUND
DESIGN and CONSTRUCTION SERVICES

This no year activity provides for the direct funding of both in-house and contract costs for the design and management/inspection phases of new construction and repairs and alterations projects, as well as non-project related technical services.

	PROGRAM BY ACTIVITIES (Dollars in Thousands)			Explanation of Changes
	FY 1989	FY 1990	FY 1991	Change 1990 to 1991
<u>Design & Construction Services</u>				
Technical services related to design and management inspection.	\$133,636	\$146,302	\$176,403	+\$30,101
Total:	-----	-----	-----	-----
New Obligational Authority	\$133,636	\$146,302	\$176,403	+\$30,101
Compensable workyears	578	587	587	--
				+\$30,101

Program increases are the result of changes in the Construction and Acquisition and the Repairs and Alterations programs. This activity provides design, and management/inspection services for projects as well as non-project related technical services:

FY 1991 PROGRAM PERSPECTIVE. This activity provides for the full range of design and construction services relating to all direct construction and repairs and alterations projects as well as non-project related technical services. Included in project design is the development of detailed plans and specifications, working drawings and surveys and tests. Management and inspection of projects involves the physical examination of the quality and quantity of work put in place. The technical services function includes inspections to identify fire and life safety hazards and asbestos problems, building evaluations, prospectus development, and the development of handbooks and other program guidance.

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
FEDERAL BUILDINGS FUND

DESIGN AND CONSTRUCTION SERVICES

FY 1989 - FY 1991

(Dollars in Thousands)

DESIGN AND CONSTRUCTION SERVICES (\$176,403):

Increase of \$30,101 over FY 1990

	FY 1989	FY 1990	FY 1991	CHANGE FY 1990 TO FY 1991
	-----	-----	-----	-----
PROGRAM ACTIVITY:				
A. New Construction	27,966	17,726	26,540	8,814
B. R&A Construction Projects	18,133	23,080	22,254	-826
C. R&A Design Projects	16,159	30,611	27,392	-3,219
D. Non-Line Item R&A Projects	30,214	45,623	46,388	765
E. Technical Services	11,987	19,262	21,296	2,034
F. Prior Years Projects	29,177	10,000	32,533	22,533
	-----	-----	-----	-----
PROGRAM TOTAL	133,636	146,302	176,403	30,101
	-----	-----	-----	-----

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
FEDERAL BUILDINGS FUND

DESIGN AND CONSTRUCTION SERVICES

SUMMARY OF NEW OBLIGATIONAL AUTHORITY BY PROGRAM AND PROJECT

(Dollars in Thousands)

[illegible]

GENERAL SERVICES ADMINISTRATION
Public Buildings Service
Federal Buildings Fund

DESIGN AND CONSTRUCTION SERVICES

REPAIRS AND ALTERATIONS PROJECT DESCRIPTIONS SCHEDULED FOR FY 1991 DESIGN

CALIFORNIA

Los Angeles, Federal Building, 300 North Los Angeles.....\$2,251,000

This 8 story building, constructed in 1965, provides a gross area of 1,228,569 square feet and an occupiable area of 748,225 square feet.

This project will recapture vacant Bankruptcy Court space and convert it into general office space. The renovation of this vacant space will include repair or replacement of floor coverings, ceilings, light fixtures, wall coverings and partition relocations. Mechanical, electrical and plumbing systems will be upgraded and the manual HVAC controls will be replaced with an automatic centralized control system. Some asbestos encapsulation or abatement measures will be required during construction. Both structural and nonstructural seismic support will be provided.

Pasadena, U.S. Court of Appeals and Federal Building.....\$618,000

This 6 story building, constructed in 1920, provides a gross area of 162,792 square feet and an occupiable area of 102,667 square feet. This building is listed on the National Register of Historic Places.

This project will provide for the conversion of space and the recapture of vacant unfinished areas on the upper floors of this building. The upper floors will provide chambers for 5 resident judges and 10 nonresident judges. A heating, ventilating and air-conditioning (HVAC) distribution system will be installed on the unfinished floors and the total HVAC system will be balanced. Landscaping and upgrading of the parking area to provide 40 additional parking spaces will be accomplished. Additional seismic support will also be provided.

Sacramento, Federal Building, 801 I Street.....\$941,000

This 5 story building, constructed in 1933, provides a gross area of 182,275 square feet and an occupiable area of 124,693 square feet. This building is listed in the National Register of Historic Places.

This project will improve fire and life safety conditions by providing a standpipe system and sprinkler protection for the entire building. The building will be structurally reinforced to meet seismic requirements. All mechanical systems will be upgraded. Space alterations will provide for the backfill of vacant space by agencies currently housed in leased space.

Santa Rosa, Federal Building.....\$170,000

This 3 story building, constructed in 1975, provides a gross area of 67,108 square feet and an occupiable area of 48,984 square feet.

This project will provide for the conversion of 17,000 square feet of vacant space into two Bankruptcy courtrooms, judges chambers and ancillary facilities. Approximately 2,600 square feet of this space will be converted into general office space for other agencies. The project includes the installation of ceilings, partitions, floor coverings and lights. Building mechanical and electrical support systems will be adjusted as required.

CONNECTICUT

Hartford, William R. Cutter Federal Building.....\$380,000

This 4 story building, constructed in 1933, provides a gross area of 166,150 square feet and an occupiable area of 113,000 square feet. This building is listed on the National Register of Historic Places.

This project will provide for the upgrading of the heating, ventilation, air-conditioning and electrical systems. In addition, it will provide for the upgrading of the plumbing system.

GENERAL SERVICES ADMINISTRATION
Public Buildings Service
Federal Buildings Fund

DESIGN AND CONSTRUCTION SERVICES

REPAIRS AND ALTERATIONS PROJECT DESCRIPTIONS SCHEDULED FOR FY 1991 DESIGN

DISTRICT OF COLUMBIA

Agriculture Administration Building.....\$643,000

This 7 story building, constructed in 1907, provides a gross area of 381,244 square feet and an occupiable area of 190,731 square feet.

This project will provide for the installation of a sprinkler system, modifications to the alarm system, repair of ceilings, and the replacement of light fixtures. Asbestos insulation on pipes, duct work, and in the mechanical equipment rooms will be removed and replaced with new thermal insulation.

Frances Perkins Department of Labor Building.....\$710,000

This 6 story building, constructed in 1974, provides a gross area of 1,945,284 square feet and an occupiable area of 932,979 square feet.

This project provides for the installation of a total building sprinkler system, modification of the alarm system, repair of ceilings and the replacement of light fixtures.

State Department Building.....\$2,216,000

This 9 story building, originally constructed in 1939 with an annex to the structure built in 1960, provides a gross area of 2,590,735 square feet and an occupiable area of 1,432,705 square feet, excluding 181,100 square feet of inside parking.

This project proposes a total modernization of the original portion of the building and upgrading of selected systems and parts of the annex. It will provide for upgrading to the restrooms, heating, ventilation and air-conditioning, and electrical systems. This project will provide for architectural modifications to support the new systems, installation of a

sprinkler system as well as the removal of asbestos from the piping, mechanical equipment, perimeter walls and ceilings.

RENTAL

Louisville, Federal Building.....\$1,221,000

This 10 story building, constructed in 1969, provides a gross area of 449,683 square feet and an occupiable area of 322,636 square feet.

This project will provide for a building sprinkler system and upgrading of office space, building systems, elevators, and the cafeteria. Installation of an energy management system, new ceiling system, and replacement of windows as well as the removal of asbestos from the piping, water heater stack and from the tenth floor.

MARYLAND

Baltimore, US Customhouse.....\$862,000

This 6 story building, constructed in 1907, provides a gross area of 172,400 square feet and an occupiable area of 86,120 square feet. This building is listed on the National Register of Historic Places.

This project will accomplish office space alterations which include new partitions, ceilings, flooring, lights and electrical outlets. Planned work also includes installation of an electronic security system; installation of central air-conditioning including chillers, cooling tower, and pumps and the replacement of steamlines; installation of temperature controls, air distribution system, and new radiators; installation of fire stairs, fire rated doors, and new radiators; system and fire sprinklers on the first floor; upgrading of the electrical distribution system and an emergency generator; and upgrading of passenger and freight elevators. Removal of restrooms.

GENERAL SERVICES ADMINISTRATION
Public Buildings Service
Federal Buildings Fund

DESIGN AND CONSTRUCTION SERVICES

REPAIRS AND ALTERATIONS PROJECT DESCRIPTIONS SCHEDULED FOR FY 1991 DESIGN

MASSACHUSETTS

Worcester, Harold D. Donahue Federal Building/Courthouse.....\$811,000

This 5 story building, constructed in 1932, provides a gross area of 67,857 square feet and an occupiable area of 59,701 square feet.

This project will provide for three courtrooms (District, Bankruptcy, Magistrate), ancillary facilities, and a security elevator. Planned work includes upgrading of the heating, ventilation, air-conditioning, electrical, and plumbing systems; and installation of inside storm windows and repair of existing windows. Elevators will be upgraded and will be provided with automatic fireman recall and handicap facilities. The project also includes replacement of the standpipe system and construction of an additional stairway. Asbestos will be removed or encapsulated throughout the mechanical and piping systems.

NEW YORK

Billing, Federal Building/Courthouse.....\$319,000

This 5 story building, constructed in 1965, provides a gross area of 218,307 square feet and an occupiable area of 132,564 square feet.

This project will provide for the installation of a fire sprinkler system in the basement and first floor. Electrical switchboards and panels will be replaced and air-conditioning system upgraded. Steam boilers will be replaced with hot water boilers. Elevators will be upgraded and handicap accessibility facilities improved. Exposed asbestos and asbestos contacted during construction will be removed.

NEW MEXICO

Albuquerque, Dennis Chavez Federal Building.....\$386,000

This 14 story building, constructed in 1965, provides a gross area of 348,361 square feet and an occupiable area of 234,021 square feet.

This project will upgrade the heating, ventilation and air-conditioning systems. Six passenger elevators will be replaced. Structural and nonstructural seismic support will also be provided.

New York

Buffalo, Michael J. Dillon Federal Building/Courthouse.....\$467,000

This 7 story building, constructed in 1936, provides a gross area of 182,210 square feet and an occupiable area of 132,914 square feet.

This project will provide for the construction of a District courtroom and chambers in existing postal space which is being reduced in size. Planned work includes construction of a Magistrate's hearing room and chambers on the 4th floor; replacement of all steam and condensation piping, installation of shut-off valves and new steam traps which includes some asbestos abatement; replacement of existing metal-frame windows with aluminum ones; installation of a two-way voice fire communication alarm system; and modification of the existing fire alarm system on the first floor.

New York City, Bowling Green Customhouse.....\$1,225,000

This 9 story building, constructed in 1907, provides a gross area of 367,933 square feet and an occupiable area of 202,000 square feet. This building is listed in the National Register of Historic Places.

This project provides for a Bankruptcy courtroom and ancillary facilities. Planned work includes alteration of interior space for office space which includes new partitions, ceilings, flooring, lights and electrical outlets; construction of new restrooms and an auditorium; installation of an air distribution system, air handler units and controls; installation of fire sprinklers and a fire alarm system which will tie-in to the existing system; and restoration of interior and exterior historic features and art work.

GENERAL SERVICES ADMINISTRATION
Public Buildings Service
Federal Buildings Fund

DESIGN AND CONSTRUCTION SERVICES

REPAIRS AND ALTERATIONS PROJECT DESCRIPTIONS SCHEDULED FOR FY 1991 DESIGN

TENNESSEE

Knoxville, U.S. Post Office - Courthouse.....\$564,000

This 3 story building plus basement, constructed in 1934, provides a gross area of 127,821 square feet and an occupiable area of 82,541 square feet.

This project will provide additional court and office space in addition to upgrading and installing building support systems. Three new courtrooms, judges' chambers, and ancillary facilities will be constructed in space to be vacated by the USPS. Existing office space throughout the building will be upgraded with new fixtures, equipment, and piping. Handicapped accessibility features will be provided in the restrooms and the building's entrance.

The fire and lifesafety improvements will include a fire sprinkler system in the basement, provision of safe egress, and upgrading of the fire alarm and exit lights. Asbestos insulation materials on mechanical equipment and piping will be replaced. Two new elevators and associated operating equipment will be installed. The air-conditioning system will be upgraded including the chillers, cooling tower, controls, and ductwork.

TEXAS

Galveston, Post Office - Courthouse.....\$342,000

This 7 story building, constructed in 1937, provides a gross area of 110,231 square feet and an occupiable area of 66,246 square feet.

This project provides for the installation of a total building fire sprinkler system and replacement of the existing fire alarm system, replacement of ceilings and lighting systems, and upgrading of all building systems including plumbing, electrical, heating and air-conditioning. Additional handicapped facilities will be provided throughout the building.

San Antonio, Federal Building.....\$443,000

This 7 story building, constructed in 1975, provides a gross area of 159,948 sq. are feet and an occupiable area of 116,762 square feet.

This project will provide for the installation of a total building fire sprinkler and alarm system, upgrading of the electrical, heating, air-conditioning and elevator systems, replacement of existing ceiling and lighting systems, and expansion of handicapped accessibility provisions.

UTAH

Salt Lake City, Wallace F. Bennett Federal Building.....\$341,000

This 8 story building, constructed in 1964, provides a gross area of 383,795 square feet and an occupiable area of 246,905 square feet.

This project will modernize the building interior with the replacement of the existing ceiling, light fixtures and floor covering. Several components of the heating, ventilation, and air-conditioning system will be replaced. Both structural and nonstructural seismic support will be provided. The electrical, fire safety and plumbing systems will also be upgraded.

Salt Lake City, Post Office-Courthouse.....\$460,000

This 5 story building, constructed in 1905 with additions in 1912 and 1932, provides a gross area of 233,290 square feet and an occupiable area of 139,120 square feet.

This project will provide for the upgrading of corridors, office space and restrooms. Both structural and nonstructural seismic support modification will be accomplished. In addition, the project will include upgrading of plumbing, electrical, heating, and air-conditioning systems; and installation of a fire sprinkler system and replacement of the fire alarm system. Exterior stone work will be repaired. Asbestos abatement will be accomplished during the course of the renovation.

GENERAL SERVICES ADMINISTRATION
Public Buildings Service
Federal Buildings Fund

DESIGN AND CONSTRUCTION SERVICES

REPAIRS AND ALTERATIONS PROJECT DESCRIPTIONS SCHEDULED FOR FY 1991 DESIGN

VIRGINIA

Arlington, Pentagon Complex.....\$12,000,000

This building was constructed in 1942. It provides a gross area of 6,546,300 square feet and an occupiable area of 3,796,308 square feet. This polygonal building serves as the headquarters of the Department of Defense.

This project provides for the preparation of the Environmental Impact Statement and master planning, and for the programming of swing space requirements. In addition, it provides for the design of improvements to the Virginia Heating Plant, the design of a new service building and design development for the project through a Prospectus Development Study.

NEW CONSTRUCTION PROJECT SCHEDULED FOR FY 1991 DESIGN

UNITED STATES VIRGIN ISLANDS

Charlotte Amalie, U.S. Court Annex.....\$478,000

This project proposes the construction of an annex to the existing U.S. Courthouse and Federal Building containing approximately 15,225 occupiable square feet. This building will accommodate the expansion requirements of the U.S. District Court and the U.S. Appeals Court.

GENERAL SERVICES ADMINISTRATION

FEDERAL BUILDINGS FUND

INSTALLMENT ACQUISITION PAYMENTS

Through a law enacted in 1972, GSA built 68 facilities under purchase contract arrangements. These purchase contracts require the Government to make periodic payments of principal, interest, and taxes until title is vested with the Government at the end of the indenture (30 years). This activity also provides for similar payment of principal, interest, and other required obligations for installment (lease) purchase facilities which have been individually authorized by Congress since 1987.

	PROGRAM BY ACTIVITIES (Dollars in Thousands)			Explanation of Changes
	FY 1989	FY 1990	FY 1991 Change 1990 to 1991	
<u>Purchase Contract Payments</u>				
<u>Dual System Projects:</u>				
45 purchase contract projects authorized by the Public Buildings Amendments of 1972	\$112,537	\$117,838	\$122,000	Payments made on installment purchase contract projects are composed of principal, interest, taxes, and administrative expenses. Changes in these categories from 1990 to 1991 are shown below:
<u>Package System Projects:</u>				
23 purchase contract projects authorized by the Public Buildings Amendments of 1972	\$0,963	\$8,914	\$9,079	Principal +\$5,326 Interest +1,977 Taxes +2,524 Administrative Expenses --
<u>Individual Installment Purchase Contracts:</u>				
Total:	--	--	5,500	Total Change +\$9,827
New Obligational Authority \$121,500	\$121,500	\$126,752	\$136,579	
Compensable Workyears	--	--	--	

FY 1991 PROGRAM PERSPECTIVE. Resources are required to make payments of principal, interest, taxes, and other required obligations for facilities completed under the 1972 Act as well as individual installment (lease) purchase facilities authorized after 1987.

GENERAL SERVICES ADMINISTRATION
FEDERAL BUILDINGS FUND
RENTAL OF SPACE

This activity provides for all costs related to the acquisition of leased space, including payments for existing leases, projected new leases to be negotiated, rental rate increases estimated to occur and for all related buildings services furnished by lessors under the terms of the lease agreements.

	PROGRAM BY ACTIVITIES (Dollars in Thousands)			Explanation of Changes
	FY 1989	FY 1990	FY 1991	
<u>Rental of Space</u>				
Rental of leased space and related services	\$1,159,323	\$1,290,921	\$1,495,662	Agency expansion space acquired in 1990 & 1991 +\$114,590
Payments to USFS	34,322	36,415	38,638	Release of leased space in 1990 & 1991 - 23,429
Total:				
New Obligational Auth.	\$1,193,645	\$1,327,336	\$1,534,300	Commercial rental rate increases in 1990 & 1991 + 115,803
Compensable Workyears	--	--	--	Total Change +\$206,964

FY 1991 PROGRAM PERSPECTIVE. During FY 1991, GSA will continue its efforts to reduce leased space and associated costs. Programs to support this objective include replacement of leased space with Government-owned space where economically justified through direct Federal construction, building purchase, and renovation; more efficient use of existing space; and the identification and disposal of unneeded space.

The goal for office space utilization remains at 135 square feet per employee.

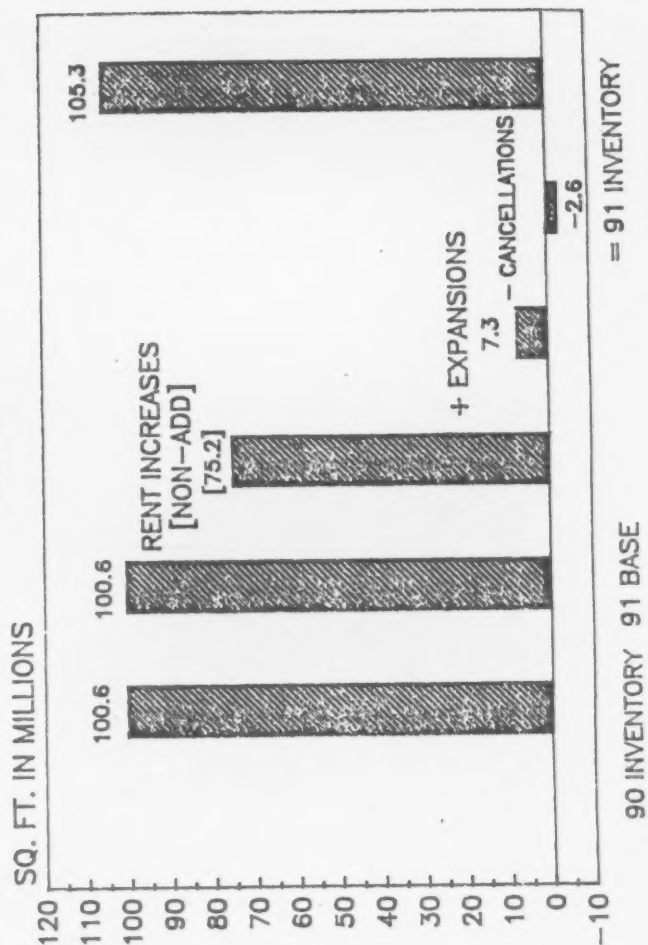
CHANGES IN RENTAL OF SPACE
(IN THOUSANDS)
1990 - 1991

	SQ. FT.	OBLIGATIONS
1990 PROGRAM	100,635	\$1,327,336
Adjustments to reflect 1991 obligations for rent increases that occurred during 1990 (tax & operating cost escalations, succeeding, replacement and renewal leases).	[80,016]	73,424
Adjustments to reflect 1991 savings from cancellations that occurred during 1990.	[2,061]	-10,802
Adjustments to reflect 1991 obligations for expansion that occurred during 1990.	[5,080]	46,346
1991 BASE	100,635	\$1,436,304
1991 obligations for rent increases that will occur in 1991 (tax & operating cost escalations, succeeding, replacement and renewal leases).	[75,215]	42,379
1991 savings from cancellations that will occur during 1991.	-2,576	-12,627
1991 obligations for expansion projects that will occur during 1991.	7,262	68,244
1991 REQUEST	105,321	\$1,534,300

NOTE: SQUARE FOOTAGES IN BRACKETS ARE NON-ADD; THEY RELATE TO SPACE ALREADY IN THE BASE-YEAR INVENTORY.

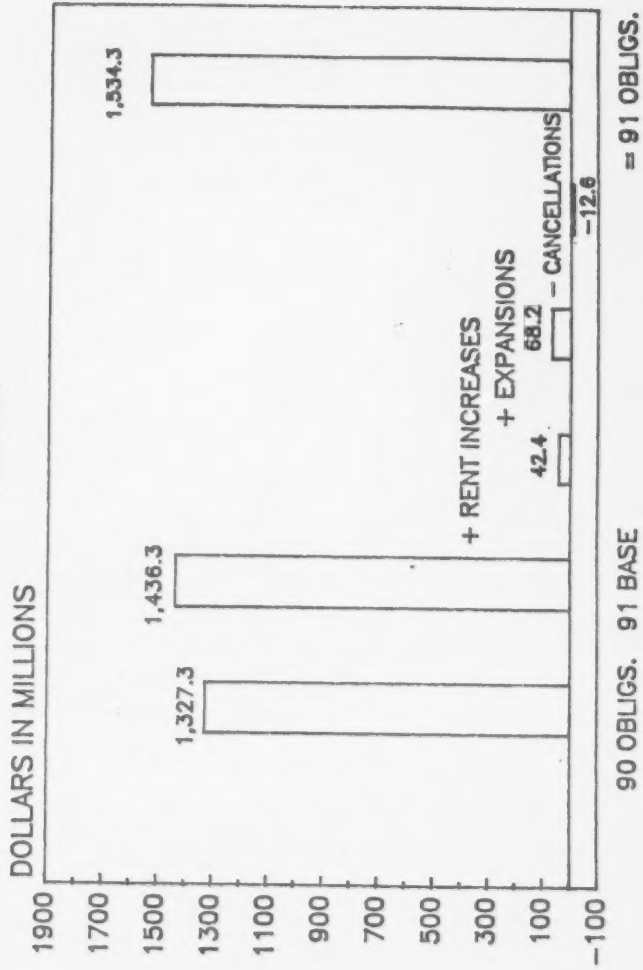
RENTAL OF SPACE

1991 LEASED INVENTORY

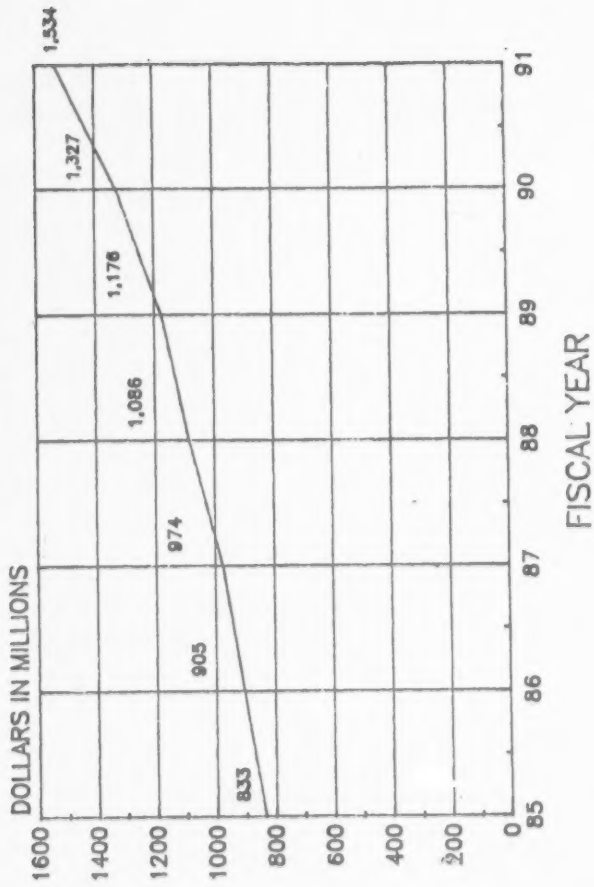


RENTAL OF SPACE

1991 FUNDING

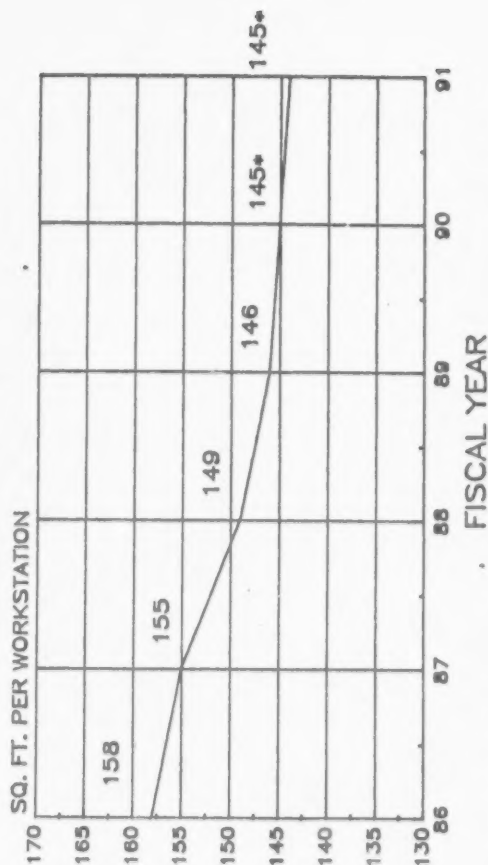


RENTAL OF SPACE OBLIGATIONS



RENTAL OF SPACE

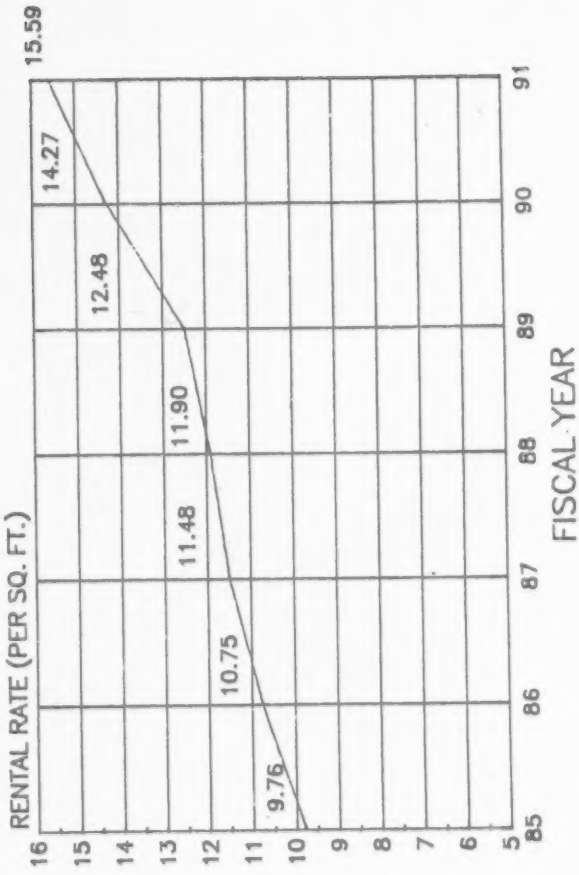
UTILIZATION RATES FOR GSA-CONTROLLED OFFICE SPACE
EXCLUDING JOINT USE AND OUTLEASING



Utilization rates measure the efficiency of space usage; they are determined by dividing office square footage by the number of workstations located in the office space. Improvements in overall office utilization rates will be brought about by applying the criteria for new space assignments outlined in Federal Property Management Temporary Regulation D-73. The criteria stipulate that most new housing assignments made to agencies will be made at a utilization rate of 135 square feet per workstation. *Changes in Section 101-17 of the Federal Property Management Regulation will affect the utilization rates calculation by tracking utilization in assignments on primary office space divided by personnel.

RENTAL OF SPACE

AVERAGE RENTAL RATE PER SQUARE FOOT



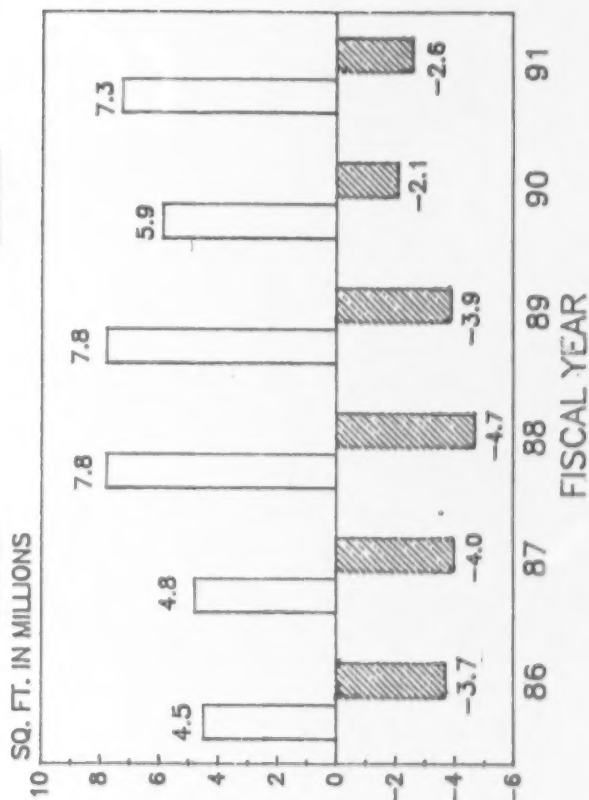
RENTAL OF SPACE

GSA--CONTROLLED LEASED SPACE
Expansions and Cancellations

Expansions



Cancellations



GENERAL SERVICES ADMINISTRATION
FEDERAL BUILDINGS FUND
REAL PROPERTY OPERATIONS

This activity provides for operation of all Government-owned facilities under GSA control, and for building services in leased space in the GSA inventory where the terms of the lease do not require the lessor to furnish them. Services included in building operations are cleaning, protection, maintenance, payments for utilities and fuels, grounds maintenance, elevator operations, lease administration, moving including telecommunications relocation costs incident to those moves and day to day servicing of tenants' needs.

PROGRAM BY ACTIVITIES (Dollars in Thousands)				Change 1990 to 1991	Explanation of Changes
FY 1989	FY 1990	FY 1991			FY 1991 Real Property Operations:
Real Property Operations					
Cleaning	\$157,230	\$167,268	\$179,985	+\$12,717	Building services in new space (net of space released) +\$14,877
Utilities and Fuel	165,855	178,455	186,993	+ 8,538	Program enhancements + 7,076
Maintenance	126,084	133,924	142,255	+ 8,331	Increased cost of Utilities and Fuels + 8,827
Other Buildings Services	101,476	103,307	111,788	+ 8,481	Inflationary impact on contracts, supplies, and materials + 16,728
Fire and Lifesafety	10,503	12,179	13,768	+ 1,589	Productivity and A-76 savings - 1,150
Protection	51,697	61,496	66,340	+ 4,844	Restoration of previously delegated workload + 27,378
Other Staff Support	65,642	77,541	81,717	+ 4,176	Other changes + 15,464
Delegated Buildings	187,558	202,130	239,484	+ 37,354	Total Change +\$89,200
ADP Support	15,955	11,700	14,870	+ 3,170	
Total:					
New Obligational Authority	\$882,000	\$948,000	\$1,037,200	+\$89,200	
Compensable Workyears	7,885	7,890	7,879	-11	

FY 1991 PROGRAM PERSPECTIVE. The FY 1991 program provides for a level of services commensurate with that provided in FY 1990. Major initiatives include the delegation to agencies of operational responsibility for single tenant Government-owned and leased buildings. GSA budgets directly for all delegated buildings and transfers funding to the participating agencies through a system of allocation accounts.

GENERAL SERVICES ADMINISTRATION

FEDERAL BUILDINGS FUND

PROGRAM DIRECTION

This activity provides for overall management and direction of PBS activities, long and short term planning, development of policy, program control and evaluation, and administration of all programs which are the responsibility of the Public Buildings Service. It also provides for certain PBS support services which are funded on a centralized basis.

Program Direction	PROGRAM BY ACTIVITIES (Dollars in Thousands)			Explanation of Changes	
	FY 1989	FY 1990	FY 1991	Change 1990 to 1991	FY 1991 Program Direction:
Overall Direction	\$24,361	\$29,432	\$26,094	- \$3,338	Decrease for appraisal of commercial rent equivalent - \$5,000
Centralized Services	17,692	18,828	37,973	+ 19,145	Increased payments to DOL for accident/unemployment compensation + 855
ADP Support	6,840	19,650	26,600	+ 6,950	Inflationary impact on support services + 856
Delegated Buildings	107	110	114	+ 4	Replacement/conversion of the PBSIS and maintenance of the existing system + 6,950
Total:					FBS/Pay raise + 1,323
New Obligational Authority	\$49,000	\$68,020	\$90,781	+\$22,761	Payment to GMAA for centralized support services + 17,777
Compensable Workyears	401	401	401	--	Total Change + \$22,761

FY 1991 PROGRAM PERSPECTIVE. Overall management and direction are continued at the same levels as in FY 1990. Emphasis is placed on maintaining and converting the PBS information system.

Mr. Bosco. Next we have Mr. Stanton, the Regional Director of the National Capitol Region of the Park Service.

Mr. Stanton, we want to welcome you today and look forward to your testimony.

TESTIMONY OF ROBERT G. STANTON, REGIONAL DIRECTOR, NATIONAL PARK SERVICE, DEPARTMENT OF THE INTERIOR, ACCOMPANIED BY MS. GERALDINE M. OTREMBIA, DIRECTOR OF OPERATIONS, JOHN F. KENNEDY CENTER FOR THE PERFORMING ARTS, AND JOE LAWLER

Mr. STANTON. Thank you very much. Mr. Chairman and members of the committee.

On behalf of the Administration, the Department of the Interior and the National Park Service, it is a pleasure to appear before the committee to discuss the fiscal year 1991 budget request for the John F. Kennedy Center for the Performing Arts.

Mr. Chairman, members of the committee, I am very pleased to be accompanied by Ms. Geraldine Otremba, who is the Director of the Operations of the John F. Kennedy Center for the Performing Arts and a part of the Kennedy Board of Trustees staff.

To my right is the National Park Service Manager for the Kennedy Center, Mr. Joe Lawler.

Under the provisions of the John F. Kennedy Center Act, the Secretary of the Interior is required to provide all services necessary to the nonperforming arts functions of the Center, including information, interpretation, janitorial services, maintenance and security services. The same provision originally authorized funds to support such services through June, 1973. Reauthorizing legislation was enacted from time to time to amend the appropriation authorization in order to provide authorization for a specific fiscal year's appropriation. Funds were specifically appropriated for the roof, terrace, and plaza repairs in fiscal years 1977 through 1979, and for parking garage repairs in fiscal year 1990, the current fiscal year. Follow-up funding to continue the garage repairs, Mr. Chairman, is critical to the continued viability of the Center and it is included in the President's budget for fiscal year 1991.

Interim repairs, I am pleased to announce, to the Kennedy Center Parking Garage will soon be underway as the contract for emergency patching will be awarded this month with work to begin in March. The contract for crack sealing should be awarded in the same time when emergency patching is completed. We are proposing, Mr. Chairman, to submit to the Congress, the full requirements and funding schedule as well as a work plan for the repairs to the garage.

The President's budget request of \$8.15 million for the Kennedy Center in fiscal year 1991 is outlined in some detail later on. This level of funding is consistent with the construction schedule for repairs to the garage.

Within the total request of \$8.15 million, \$3 million is requested to continue repairs to the parking garage; \$45,000 for the 1991 pay increase; and \$11,000 for one additional paid day in fiscal year 1991. The request also includes \$75,000 to restore funds sequestered

under Gramm-Rudman-Hollings in non-exempt programs in fiscal year 1990.

The Service recommends the approval of this budget request to allow the National Park Service to meet its responsibilities for the nonperforming arts functions and to proceed with the much needed garage repairs to ensure the safety of the visiting public and to protect the Federal investment in the Kennedy Center.

Mr. Chairman, members of the Committee, this concludes my formal testimony. As joined by Ms. Otremba and Mr. Lawler, we will be happy to answer questions regarding the budget request.

Mr. BOSCO. Thank you very much Mr. Stanton. Are you going to be requesting a multi-year authorization bill?

Mr. STANTON. The proposal that we have submitted to the Secretary's Office includes the annual authorization, but it would include a provision to allow an appropriation of the \$3 million for the garage in addition to the basic operational requirement.

Mr. BOSCO. Thank you.

Mr. PETRI.

Mr. PETRI. How much of the cost of maintaining the garage or fixing it up is paid for out of the fees of the people who park in it?

Mr. STANTON. There are no fees that apply to the construction repairs.

As a little background, if I may, there was requested in the President's budget for fiscal year 1990, \$10 million. In fact, \$4 million of the requested amount was appropriated. Therefore, the dollars that have been applied toward the in depth architectural engineering studies as well as the hands-on improvements are totally derived from the appropriated funds.

Mr. PETRI. Whenever I go over there they want \$6.50 or \$5.75 or something or other. Where is this money going?

Mr. STANTON. The garage sir, is operated by a concessionaire under contract with the Kennedy Center Board of Trustees. Some of the revenues derived from the garage fees are retained under the concession contract by the concessionaire to further his operation and a percentage goes to the Kennedy Board of Trustees to meet some of their operational costs.

If I may, Mr. Chairman and Congressman Petri, Ms. Otremba may be able to comment more specifically in terms of how those revenues are actually allocated relative to the Kennedy Center Performing Arts functions.

Ms. OTREMBA. They are applied to the Board of Trustees' total expense budget, which for the year just ending is \$53 million. The total concession receipts from garage operations, restaurant operations and some smaller activities were \$2.1 million.

Mr. PETRI. Okay. Are you responsible or is the Kennedy Center Board—who is responsible for selecting and supervising the concessionaire for the garage?

Mr. STANTON. All the commercial activities at the Kennedy Center, sir, are vested in the Kennedy Board of Trustees, the garage, the restaurant, and other commercial operations that support the patrons as well as the normal visitation to the Kennedy Center.

Mr. PETRI. But then do you coordinate with them in determining what repairs are necessary to the garage? It seems to me a little

bit strange that we are paying all the expenses and someone else in the private sector seems to be making all the money.

Mr. STANTON. Sir, that was considered between the Kennedy Center Board of Trustees and the Administration when the initial request of \$10 million was made and it was determined that the Federal Government, through the President's budget of 1990, would pursue that as a direct appropriation and therefore, the implications are that there is a direct Federal responsibility to bear the expense.

Mr. PETRI. I guess there is no point in pursuing it, but if they have a concessionaire who is in the garage business, they might know how to fix up garages better than we do.

Mr. STANTON. I appreciate the question, sir, I really do.

Ms. OTREMBA. Can I offer one comment, perhaps to help you understand something of the discussions that took place?

The problems in the garage that the appropriation was requested to repair, are by everyone's feelings, problems that stem from the way the garage was constructed, which was constructed under GSA Management, and that the concessionaire who had operated the garage for the Center had year by year taken steps to maintain a garage the way a facility operator is required and expected to do, and that the nature of the repairs stem from the content of the concrete that was used and also the placement of the reinforcing steel not meeting the specifications that were called for, so that the repair was engendered by the original construction methodology, not that the concessionaire had not maintained it the way one might expect.

Mr. PETRI. Very well.

Mr. BOSCO. Mr. Geren?

Mr. GEREN. I have no questions.

Mr. BOSCO. Thank you very much, Mr. Stanton and Ms. Otremba.

Mr. STANTON. Thank you very much, Mr. Chairman and members of the Committee.

[Mr. Stanton's prepared statement follows:]

STATEMENT OF ROBERT G. STANTON, REGIONAL DIRECTOR, NATIONAL PARK SERVICE,
DEPARTMENT OF THE INTERIOR, BEFORE THE HOUSE COMMITTEE ON PUBLIC WORKS AND
TRANSPORTATION TO DISCUSS THE FISCAL YEAR 1991 BUDGET REQUEST FOR THE JOHN F.
KENNEDY CENTER FOR THE PERFORMING ARTS.

February 28, 1990

It is a pleasure to appear before this Committee to discuss the fiscal year 1991 budget request for the John F. Kennedy Center for the Performing Arts.

Under the provisions of the John F. Kennedy Center Act, the Secretary of the Interior is required to provide all services necessary to the non-performing arts functions of the John F. Kennedy Center for the Performing Arts, including information, interpretation, janitorial, maintenance and security services. The same provision originally authorized funds to support such services through June, 1973. Re-authorizing legislation was enacted from time to time to amend the appropriation authorization in order to provide authorization for a specific fiscal year's appropriation. Funds were specifically appropriated for the roof terrace and plaza repairs in fiscal years 1977 through 1979 and for parking garage repairs in fiscal year 1990. Follow up funding to continue the garage is included in the President's FY 91 budget.

Interim repairs to the Kennedy Center Parking Garage will soon be underway as the contract for emergency patching will be awarded this month with work to begin in March. The contract for crack sealing should be awarded in time to begin work when the emergency patching is complete. We are preparing to submit to the Congress the full requirements and funding schedule as well as a work plan for repairs to the parking garage.

The President's budget requests \$8,150,000 for the Kennedy Center in Fiscal Year 1991. This level of funding is consistent with the construction schedule for repairs to the parking garage.

Within the total request of \$8,150,000, \$3 million is requested to continue repairs to the parking garage; \$45,000 for the 1991 pay raise; and \$11,000 for

one additional paid day in fiscal year 1991. The request also includes \$75,000 to restore funds sequestered under Gramm-Rudman-Hollings in nonexempt programs in fiscal year 1990.

The Service recommends approval of this budget request to allow the National Park Service to meet its responsibilities for the non-performing arts functions for the Kennedy Center and to proceed with garage repairs necessary to ensure the safety of the visiting public and to protect the Federal investment in the facility.

Mr. Chairman, I will be pleased to answer any questions you and members of the Committee may have.

Mr. Bosco. Next we have the Honorable George White, Architect of the Capitol.

Mr. White, it is always a great privilege and honor to have you before us.

TESTIMONY OF HON. GEORGE M. WHITE, ARCHITECT OF THE CAPITOL, ACCOMPANIED BY WILLIAM F. RAINES, JR., ADMINISTRATIVE ASSISTANT, AND EMANUELE CRUPI, BUDGET OFFICER

Mr. WHITE. Thank you, Mr. Chairman.

Mr. BOSCO. I am sure that through your long history of testifying that you will be able to do a masterful job of synthesizing your detailed statement.

Mr. WHITE. I would be glad to do that, Mr. Chairman. I was hopeful that you would offer that suggestion so that I wouldn't have to go through the entire statement.

Mr. BOSCO. I thought either I would or you would.

Mr. WHITE. Shall I begin?

Mr. BOSCO. Thank you.

Mr. WHITE. Let me just remind the committee very briefly that the annual appropriations to the Architect of the Capitol are for the care, operation and maintenance of the buildings and facilities for the House and the Senate, the so called Capitol Complex, and for the structural and mechanical care of the Library of Congress, the Botanic Garden; the operation and care of the Capitol Power Plant, the Capitol Grounds; and the care of the building and grounds of the Supreme Court as well, which is a separate appropriation, but it all comes under the Architect.

The funding requests are for personnel compensation, annual supplies, materials, etc. in order to maintain and care for all of these buildings. The authority for the Architect's annual appropriation is based on permanent statutory authority for the care, operation and maintenance of the buildings and facilities. The authority for non-recurring projects is generally provided by this committee, such as, for example, the solar collectors in House Office Buildings and the modifications and enlargements at the Capitol Power Plant, all of which have been completed, but they are examples of the kinds of public works projects that come before this committee, rather than the ongoing maintenance.

Our budget this year has a fairly large increase in it. I feel it is our obligation to bring before the Congress those things that need to be done and then, of course, it is up to the Congress to decide how those monies should be expended. In other words, our budget is not for something of our own in the sense that we operate an agency which does something other than serve the Congress. Our budget is to serve the Congress and so, whatever the Congress decides it needs to do, of course, it provides the funds for that purpose.

Of the major projects that result in the substantial increase in our budget this year, only one of them would be by my definition a public works project as such, and that is the House Publications Facility with which this Committee is familiar. That is a \$10 million request.

There are two others that might be called public works projects. One of them is the construction of additional elevators for the Cannon and Longworth Buildings, since that is sort of a new addition, you might say. It might be considered something this Committee would want to know about. The other one is the proposal to construct the National Garden, the authority for which already exists. That might be of interest to the committee. The cost for that is \$3.8 million.

The project for additional elevators for the Cannon and Longworth Buildings really began as a result of the testimony in this subcommittee a number of years ago on the need for more vertical transportation. That is an \$8 million budget request. That particular one has not yet been approved by the House Office Building Commission. Sometimes you have to ask for the funds prior to approval in order to get it into timely consideration.

Mr. BOSCO. Apparently the slowness of getting the new elevators is equalled only by the slowness of the existing ones.

Mr. WHITE. Well—

Mr. BOSCO. Only in eight years, I don't think we have ever had one that took quite that long.

Mr. WHITE. One of the problems of course, and that is the reason for the new elevators, is that the elevators in the existing buildings were designed at a time when the population of each of these buildings was smaller. There is just simply not enough vertical transportation. There is nothing one can do to the elevators to make them handle the amount or load that they are being asked to carry. We can make them more efficient and we have done all of those things—a few seconds faster in door closings for example—there is however, only so much that can be done by that method. When they get overloaded, the problem becomes exacerbated because they begin to stop at every floor as they are full of people, and so it takes them even longer to come back.

It is an exponential curve of diminished service once you begin to overload elevators. The only solution is to add more vertical transportation and that is the purpose of the proposal.

There are some other items here which might be of interest. I have mentioned the structural repairs to the House monumental stairs. I think you are aware we have shored up the portico, the entrance on the east side of the Capitol. There was deterioration in the structure of the monumental stairs on the House side. The Senate side stairs had been replaced when the subway was built for the Dirksen Building. They were all taken down and replaced, so the Senate side is in good condition. That was part of the cost of the installation of the subway. That is one of the Appropriations Committee's \$3.5 million items, and they may postpone it simply because it is shored up and safe at this point, but nevertheless it needs to be repaired.

Other items in our budget that are not really of Public Works' concern as such are \$3.1 million for the water and sewer payments to the D.C. Government, which is required under the law now. Items of that nature result in our increases.

Let me report on a couple of projects that I think this committee would have an interest in.

The West Front restoration of the Capitol, as you may recall, was completed in 1987, a year ahead of schedule and \$25 million under budget. A portion of that \$25 million is now being authorized to be used for two things. One of them is the repair of the terraces which are in structurally bad condition, and that is a \$9 million—almost \$10 million—item, funds for which do not need to be appropriated since they are already in existence, having been saved from the earlier project. The other one is the filling in of the court-ways between the terraces and the building up to the court-way level, which will provide 8,200 square feet on each side, a total of 16,400 square feet—half for the House, half for the Senate. The Capitol is a symmetrical building on the exterior. Therefore, an equal amount of space is to become available for use by the House and Senate.

The design for both of the projects is actively being pursued at the moment. We expect some construction activity hopefully before the end of the year. The Commission on the West Central Front has responsibility for that project, as well as, of course the Speaker, under the House rule for space on the House side of the Capitol, and the Senate Committee on Rules and Administration for space on the Senate side. They have both approved preliminary layouts for space. The basic use will be for additional meeting rooms rather than any individual offices, although there will be a few of those.

That is a report on that portion of construction. I should report also that the project for the renovation and restoration of the Thomas Jefferson and John Adams Buildings for the Library of Congress is proceeding quite well. It is being done in two phases, as you may recall, largely because the buildings are occupied, so we are doing half the building which is not occupied, and then moving the people into the half which is completed in order to do the other half. We are now at that second stage of moving people into the completed first half so we can begin construction on the second half. The project is progressing slightly behind schedule, but still within the budget. Of course, scheduling is a guess anyway, and primarily used to control costs. The costs are still where we predicted them to be.

The last item in which this committee may be interested is the progress on the Judiciary Office Building which is being constructed next to Union Station. If you have been by there within the last week you would have seen that a construction fence has been installed. We expect to break ground in about April. That project grew out of testimony in this committee resulting in the ownership of a building instead of the leasing of a building, and that building is being done, as you know, through the process of what is properly called, I hate to use the word because I hate to change nouns into verbs, but they say "securitizing" the project, which means selling securities on the private market. We have sold through the developer process, \$127 million worth of Zero Coupon Certificates of Participation which are in effect Zero Coupon Bonds. Those monies are in our possession. They are at an interest rate that results in almost a complete wash between the interest that it is costing us and the interest that we are receiving until such time as we need the funds. As we draw the funds down during the construction process, that interest will have caused the total to accumulate to

the \$142 million that we need for the whole project. We have only borrowed \$127 million. There is a substantial contingency in the total so that we will not have to go back to the well again, and we have included an operating contingency as well as a construction contingency. We think we may have some funds remaining at the end, at which point the Congress can make a judgment as to whether it wants to reduce the loan or reduce the rent, which will be appropriated to the Judicial Branch for occupancy of the building.

The building will be two-thirds or slightly more than that, 70 percent perhaps, occupied by the Administrative Offices of the Courts and other judicial functions. The remainder of the building under the law is capable of being leased to others. The Congressmen, Senators, or committees or staffs may not under the law occupy the building. Somebody wanted to be sure it didn't turn into a House or Senate office building, but it can be occupied by other functions of the Legislative Branch of Government, such as the Office of Technology Assessment or Congressional Budget Office or the Architect of the Capitol. It can also be occupied by the Executive Branch, and the private sector as a final possibility.

That project is going well, as I say. It is under design. We are well within our budget and expect to break ground, as I mentioned, in April.

That completes my testimony.

Mr. Bosco. Thank you very much. I am interested this year in pursuing at least a study, and maybe even further than that, of our House office buildings. I am not an architect or an engineer nor do I know what the specifics of the rules of what is fair to ask employees to work in, but this is atrocious, what we have here. There are offices where they have taken the little bathroom cubbyholes and have taken the sinks out and have a computer operator in there. There are all kinds of schemes of dividers and different partitions.

I think that if you took the laws of virtually any State, and I am rather sure of my own State of California, the work conditions of people, especially in the Cannon and Longworth Office Buildings, the number of people occupying those spaces would be illegal in most States. I am not sure of that but I vouch that that is probably true.

Has any thought been given to this?

Mr. WHITE. Yes. I don't know if it is illegal either, but if it is not illegal, it is certainly immoral.

The last time we looked into this was several years ago, and we looked into it from time to time during the preparation of the Master Plan. For example, back in 1981, the House was occupying something like, if my memory serves me, 67 square feet per employee, whereas the GSA standard at the time was 125 square feet for pool areas and for other areas, I think it was about 135 or 140 square feet per employee. The House was less than half of what it should have been for GSA standards which everyone I think would agree is not excessive.

The only way to answer this is to double the space for employees to what it should be under proper standards, and this means a large additional building.

We have made all kinds of studies. In fact we are doing it again now. I have been asked by the Speaker's Office to reexamine the possibilities that have been looked into in this committee many years ago with regard to doing something about filling in the courtways in the Longworth and Cannon Buildings. We will review that again, but past experience indicates that the cost per square foot is dramatic, something like over \$1,000 a square foot, and the amount of space that one gets is not enough to scratch the surface. The amount of space that is needed is enough to give each Congressman some additional space. You don't need 20 more square feet per Congressman and you couldn't use it any way. You have to add enough space so that your three room units become four or five room units, for example. That has major cost implications. Not only does it mean a new building for additional space, it means modifying the existing buildings from three room units to five room units. We are in the process of preparing now, and have been asked to do this both by the Speaker's Office and by the Appropriations Subcommittee, a proposal that could be considered in some form for increasing space.

There are some other ways of making space available, but not in the amount that is needed for the purposes that you describe. Additional committee space for example, could be made available and there will be space available, for example, when we move the folding room and the printers out to this new Publications Building. Musical spaces can be played with that but it is not space that can be distributed among 435 Congressmen to modify your existing office conditions.

Mr. Bosco. You seem to be indicating that what really would resolve this is a new building.

Mr. WHITE. I don't think there is any question about that and there is no other way to resolve it and answer the need for more square feet per employee. I know that is difficult. One of the things we were proposing to do, and we have pursued this as a result of conversations with Congressman Fazio, we have prepared some legislative language, which has not yet been submitted, to provide for the Architect of the Capitol to have sort of a GSA role, just as was provided for us in the Judiciary Office Building where we are doing something comparable to a GSA project. In effect, we are leasing the building. I have signed the lease. I will collect rent from the agencies just as GSA does and I am responsible for paying the Certificates of Participation as they come due every six months and maintaining the building and all the rest. If we had that on an ongoing basis and we were to build a building on that basis without any up front appropriations, just as we have done with the Judiciary Office Building, we could admire similar goals. We need to resolve this score keeping issue with OMB—and I am not sure where that stands; I have written a letter as of yesterday, as directed by Congressman Fazio, to OMB to discuss this score keeping method with them.

One of the points I made was the fact that they call it score keeping indicates its lack of association with reality. It is not a real approach. The GAO has been critical also in saying that the Government in its budgeting, for example, doesn't capitalize its investments. If you spend \$50 million for rent it's an expense. If you

spend \$50 million for a new building, it's a change of assets. It is not an expense and yet it's expensed in a given year and it creates budgetary problems which cause us to seek other solutions, just as GSA has sought through legislation, and was provided, for the Federal Triangle Building just as we did for the Judiciary Office Building. We could do that for another building on the House side and that is all being, as you can tell from my testimony, actively pursued.

Mr. BOSCO. Will you keep us informed?

Mr. WHITE. I surely will.

Mr. BOSCO. Also, apparently, there are plans to acquire some buildings owned by the Catholic Church at 6th and East Capitol Street?

Mr. WHITE. That is a project which is being proposed by the Library of Congress. The Library of Congress would like those buildings and they are available to be used for a Day Care Center as well as places for resident visiting scholars and other functions of the Library of Congress. We are supporting their request for our involvement, but it is a Library of Congress proposal and we are at this point waiting for some one to direct us to do something, if anything.

Mr. BOSCO. I understand there are gym facilities there as well.

Mr. WHITE. There are. It was a school and there is a nice gymnasium. There are classrooms. There are resident facilities there.

Mr. BOSCO. My interest is that I think there is a need for athletic facilities for the Congressional staff people. They usually get spread all over the city. Is there a way we can allow the gym facilities at this school to be used?

Mr. WHITE. Yes, of course. It is up to Congress. They can acquire it and assign the space. It is going to take a law of some type to acquire it.

Mr. BOSCO. I am sure you follow this more closely than we do. Can you inform me when I can influence the decision?

Mr. WHITE. I would be glad to. We have made an analysis at the request of the Librarian of what it will cost to modify the building. It is not in bad condition but it needs some upgrading. In addition to the purchase price, my recollection is that purchasing and modifying it to bring it up to occupiable standards will be in the order of magnitude of \$6 million, as I recall. The Librarian is pursuing this and we will be glad to keep you as informed as we are.

Mr. BOSCO. Mr. Petri.

Mr. PETRI. Thank you, Mr. Chairman.

Thank you, Mr. White. I just wanted to begin by complimenting you on the excellent job that you and your staff are doing in renovating and upgrading a lot of the public spaces in the older buildings on the Hill. I know it is expensive, but it is appreciated by visitors, by employees and even elected officials. It is a remarkable contribution, I think, to the facilities here.

Mr. WHITE. Thank you very much.

Mr. PETRI. In that connection, I wondered if you could share your thoughts, if any, on where we are headed or should be headed so far as furnishings and other sort of adjuncts to the buildings on the Hill. Mr. Conger, who is not quite retired, I don't think, did a job that a lot of people think was remarkable with Blair House and

the White House and the State Department public rooms. I realize there are some unique problems in trying to keep track of things on the Hill here, but didn't we pass a Coin Bill that was suppose to set up some money. Isn't there an opportunity here to get philanthropy and others involved in working out, not just the walls and gilding and the physical buildings, but other facilities or additions as well?

Mr. WHITE. You are quite correct. There was a law passed last year. There were two things done. One of them was to create a Commission for the Preservation for the United States Capitol and the second was to provide that the profits, I guess you would call them, available from the sale of the Congressional coin, would be put into a fund under control of that Commission, all of which has been done. There is now, it is my understanding, about \$15 million in that fund. It is anticipated that when the final sales are all completed, that fund may reach as high as \$20 million or more. It is earning interest at the moment. The Commission has not yet distributed any of it or authorized its expenditure, but I understand sometime within the next week or two, there will be a meeting in order to do something about that.

We have asked for funds from that Fund for design work for two things. The first one is the removal of the Statute of Freedom from the top of the Capitol Dome which is in sore need of repair and refurbishing, having stood up there since 1865 and taken a lot of lightning; it is indeed the lightning rod, and other deterioration of the bronze has taken place. It is felt that since it is a work of art that this Fund would apply.

I might add that the law also provides, however, that the funds available for expenditure for such things as furniture and furnishings and movable objects, paintings or whatever, can be expended under the sole authority of that Commission. However, any funds that would be expended for items that would otherwise have funds appropriated for them must be cleared through and approved by the Appropriations Committees of the House and Senate so that there is control over what happens physically even though they are not appropriated funds. The Statue of Freedom restoration was deemed to be one that since it is a work of art, would be a proper project for which to use those funds.

The other design funds that we have asked for are for modifications to the East Plaza of the Capitol where the parking has been removed. In our master plan there are two fountains to be placed there and pedestrian type paving, granite blocks and benches and some landscaping to turn it into a pleasant pedestrian space, on which automobiles could travel if they needed to for ceremonial purposes or for the use of some limited parking. We have requested those funds which I understand the Commission is going to consider approving sometime in the relatively near future.

You are quite correct. The process exists. The entity exists. The funds exist. As soon as we are directed to, we will begin expending them.

Mr. PETRI. Do you have a procedure now for inventorying and maintaining control of movable objects over this year?

Mr. WHITE. Yes.

Mr. PETRI. Have you suffered much evaporation or loss?

Mr. WHITE. Not really. Things like plants seem to grow legs as well as roots. But in general, we haven't had a problem with physical inventory disappearing.

Mr. PETRI. I am looking for Mr. Muhlenberg's portrait, the first Speaker of the House of Representatives. I used to give constituents tours of the Speaker's Lobby and point him out. I happen to be a Lutheran and he was a Lutheran Minister and warrior in our revolution as well as a Pastor, but he has been moved, at least from the Speaker's Lobby.

Mr. WHITE. I think he is in the Speaker's Office.

Mr. PETRI. He must like to tell those stories too.

Mr. WHITE. I am sure you can have access to it.

Mr. BOSCO. Apparently he is advancing in stature.

Mr. PETRI. All right, but he is still around?

Mr. WHITE. Oh, yes.

Mr. PETRI. It is worth making a point that if in the course of studying whether we need another building around here, we might also study Mr. Natcher and his office operations. He has gotten along with three people instead of the customary 22 without any severe handicap as best anyone can tell. Perhaps we can figure out ways of doing a better job of making the facilities work for us rather than just taking the easy route of enlarging it, which raises a lot of communication problems over time for an institution like this. The space has gotten better because in moving from typewriters to computers it is much quieter now for everyone.

Mr. WHITE. There are some additional things one can do such as the use of modular furniture to increase the efficiency of the use of space, but the issue nevertheless remains, that is, how many square feet you have per employee and of course the suggestion you make is a valid one. Many Congressmen, I understand, have moved some of their staff back to their District office in order to alleviate that difficulty.

We are here simply to provide advice in terms of what we are given in the way of information. If Congress decides to have only three employees per Congressman, then of course we don't have a problem.

Mr. BOSCO. You're not making that recommendation, are you?

Mr. WHITE. I'm certainly not. That's not my department, as the saying goes.

Mr. PETRI. I have a lot of questions but I won't ask them all.

There is one other area I did want to mention. We on this Committee are kind of wrestling with the International Center on Pennsylvania Avenue. They are under continuing revision and pressure about space within that building. One of the organizations listed currently as a future occupant is the Woodrow Wilson Center. They seem to be open to the idea of moving closer to the Library of Congress themselves if suitable arrangements can be made, rather than down there. I would just like to suggest that as you work with Mr. Billington and the Library of Congress on this Catholic property, you might also consult a bit with his successor over at the Woodrow Wilson Center.

Mr. WHITE. Yes, I have done that. Excuse me for interrupting. Charles Blitzer was in my office, I think the day before yesterday. He comes in about a once a month cycle coordinated with their

Board Meetings at the Woodrow Wilson Center. We have been in conversation about just those facilities. As a matter of fact, I received a letter signed by Charles Blitzer, Jim Billington of the Library of Congress and Bob Adams from the Smithsonian, and Carter Brown of the National Gallery, saying that they need space for visiting scholars—residential space that would be convenient to these institutions, aiming particularly at the Providence Hospital site where we have authority to construct our Residential Page School, the John W. McCormack Residential Page School which was provided for in the 1970 Reorganization Act and still hasn't been built. That land was purchased for that purpose, but since it is a residential school, it would accommodate visiting scholars as well. It was there that the Woodrow Wilson Center at one time was interested in relocating. I am very familiar with that and I will be glad to keep the committee informed as progress is made.

As you know, by law, I also sit on the Board of Directors of the Pennsylvania Avenue Development Corporation and I am Chairman of the Design Committee so I am heavily involved in the construction that is taking place at Federal Triangle, or is about to. I am quite familiar with that.

Mr. PETRI. I have considerable uneasiness about that particular project as to whether the concept and the reality will coincide.

Mr. WHITE. The uneasiness that I have is with costs. It is a very costly project and it is very large, among other things. I think the project is following the pattern fairly well of what we have done here for the Judiciary Office Building—although it is being done somewhat differently. There are some different philosophies that have occurred along the way. Ours was an invited competition, theirs was an open competition. That is not critical, but there are a number of changes in the way things were done. They have been following our pattern pretty closely and receiving advice and counsel very readily.

There are some things, of course, like costs that you heard from the testimony that Mr. Austin gave. One of the difficulties is controlling the client. It is a substantial risk you don't have some limitation by saying this is what you get and spend it anyway you want—of course if you say you can have whatever you like, especially if you pay for it over 30 years—somebody says, well, it's only going to add \$0.50 a square foot, why can't I have something better? Those are the difficulties that are involved and we, I must say, are experiencing the same kinds of—not difficulties, but the same kinds of needs for examination with our assigned tenants in the Judiciary Office Building. They have been very good at being receptive to control over their desires in order to keep the costs down. Their rent will change in accordance with that.

Mr. Bosco. We are presently trying to ascertain even more simple things, such as who the tenants will be. Once we are able to get the basics squared away, maybe then we can enlist their help in controlling the costs. That has been a problem and I think that is one of the reasons that costs now are really heading for the moon.

Mr. WHITE. A major cost, as I think you are aware, is for the facilities required by the International Cultural and Trade Center. That is not my role; again, that is not my department, but that

money has to come from someplace and presumably will not be coming from rents paid by Federal agencies occupying the rest of the building. There are a lot of those issues that I am sure are being carefully examined by this committee and others. Sitting on the Board, we have not yet examined that. I know about it because of my involvement with the Judiciary Office Building. I know what's happening there without them telling me. Not that they don't disclose everything.

Mr. PETRI. We're aware of the history of Union Station and people on this Committee end up getting egg all over their faces, although there are a lot of other people involved so we are a little concerned that this not be a memorial to that.

Mr. WHITE. Let me say that from my personal knowledge — and this is just a personal opinion—that the people that are involved in it at the Pennsylvania Avenue Development Corporation are very competent and doing an excellent job. There are some things over which there is not a lot of control possible by an entity of that nature. I think there will be a need for a lot of guidance from Congress.

Mr. PETRI. Thank you.

Mr. BOSCO. Mr. Hammerschmidt.

Mr. HAMMERSCHMIDT. Thank you, Mr. Chairman.

Mr. White, it is always good to have you before our committee.

Mr. WHITE. Thank you very much.

Mr. HAMMERSCHMIDT. Mr. White, as you know, the Americans With Disabilities Act passed the Senate unanimously or 97 to 0, something like that, and it is headed over to the House. Now we are struggling with that in four different committees over here and Public Works and Transportation has two titles of it. I was wondering, are the facilities of the Capitol Building currently accommodating disabled people? As I view it, it appears that they are, but do you meet the provisions of that Act?

Mr. WHITE. Yes, we do. We are continually improving, of course. Funds were appropriated for us a number of years ago under the prior standards that existed.

Mr. HAMMERSCHMIDT. By the Architectural Barriers Act.

Mr. WHITE. Yes, and we have begun—as you know there are a great many curb cuts and we have toilet facilities in all of the buildings. Some judgments were made about how many disabled toilet facilities should be installed and we made a judgment about having one on each floor for each sex and so on. A number of judgments were made at that time about how far to go with regard to lowering light switches and lowering drinking fountains, etc. We have been doing all of those things little by little. Elevator access buttons being lowered, for example. We haven't done everything but we still have funds available with which to do that.

Regarding the new Americans With Disabilities Act, we have examined it and don't find anything in there to our knowledge, that changes the physical requirements from our standpoint.

Mr. HAMMERSCHMIDT. I just wanted to be sure and I am sure you were aware of it and you had your staff looking at it because there are going to be some pretty stringent provisions in that and I am sure we are going to enact an ADA Bill in Congress. I feel that we

will this year. I think you are probably ahead of the game more than many, many people are.

Mr. WHITE. We are actively pursuing it and will continue to do so.

Mr. HAMMERSCHMIDT. The House Publication Facility. Do you have \$10 million in the budget?

Mr. WHITE. We have a request for \$10 million. It has not been funded yet. We have been funded for the cost of design work. The design is now in process and will be completed so that contracts can be awarded if the funding is made available in October.

Mr. HAMMERSCHMIDT. On the issue of crime up here on Capitol Hill and the lighting and everything that comes under your responsibilities—and of course, the Sergeant-at-Arms has a great responsibility there, too—do you want to comment on what you are doing in that area, lighting and so on?

Mr. WHITE. Yes. As a matter of fact, I wrote yesterday in a response to a request from Congresswoman Schroeder about the lighting, saying that we have been recently experimenting with increasing lighting on Capitol Hill as a result of a number lighting considerations, including lighting on the Mall and conforming with the rest of the city, etc. We installed several of what are called "metal halide lamps" in the existing poles at the corner of 3rd Street and Pennsylvania Avenue as an experiment. We have since moved those to other locations. I wrote to say that we have existing funds which will enable us to increase lighting using those lamps which virtually double the amount of light that one gets from an existing pole, without changing the aesthetics—without being visually obtrusive in the sense of garish lighting. We have tried mercury vapor, and even the color corrected mercury vapor is quite blue and very intense at the light source, so we have been struggling with how best to do this and we are in the process now of increasing the lighting particularly in those areas that are darker than other areas. That is of course some help.

As we are all aware, there are attacks in broad daylight as well. The issue of security is only partially helped by additional lighting and of course the Capitol Police Board, of which I am a member as you know, has been actively concerned with this. People who walk alone at night are invited to call the police for an escort to their car if they wish it. There aren't very many ways in which one can be absolutely certain. We have patrols with dogs but you can't be everywhere all the time. It is just very difficult. We are doing all of the things that will be beneficial in the hope that we minimize the problem.

Mr. HAMMERSCHMIDT. This doesn't have anything to do with crime, but do you intensify the light on the Capitol Dome for certain occasions?

Mr. WHITE. No, we don't, but we have permitted the media to do that when there is for example, a State of the Union Message, and they like to. Many of the camera people think of themselves as Cecil B. DeMille and they make a production out of it with the Capitol as a backdrop. They bring their own lighting in.

Mr. HAMMERSCHMIDT. They do that with their own lighting?

Mr. WHITE. Yes, with their own lighting, we permit them to do it for a few hours for that purpose.

Mr. HAMMERSCHMIDT. I think it is good. I think it is a great national symbol.

Just one other question regarding a Page School and the site that has been in the media lately. Do you have any comments you can give us?

Mr. WHITE. Well, only that a number of years ago when that was actively being pursued, the cost was such that the Congress decided to postpone any action on it. Now there has been some increased interest, one in the form of a verbal proposal being made by the University of California, which concerned wanting to have a place for visiting scholars and offices of their own for some purpose. When they asked me about it during the conversation I said I didn't know if it was a good idea or a bad idea, but that if anything was going to happen there, the property was acquired under the law for the John W. McCormack Residential Page School. That would certainly have to be part of whatever it is that they proposed there.

In addition to that, there have been requests by four institutions, the Library of Congress, the Woodrow Wilson Center, the National Gallery and the Smithsonian for a place for resident scholars. It would cost them a lot of money to build, but they would be close to the institutions, so I have given that information to them and I am waiting for some proposal to be made.

The other thing that could be done, again, is the use of so-called creative financing that we have done on the Judiciary Office Building, that is, borrow money from the private sector and pay for it over time. In our case, it cost us 37 basis points above the 30 year Treasury rate. Of course, there are fees associated with all of that, some of which could be circumvented if we were legislatively provided—if the Congress so chose—with authority to borrow directly from the Treasury or the Federal Financing Bank. There are other ways to do that and we could then borrow the money and pay it back as annual appropriated funds just as we are doing with the Judiciary Office Building, for which incidentally, the financing was done in such a way as to make the annual payments subject to annual appropriations and the Zero Coupons Securities were bought with that understanding, the presumption being that the Congress would appropriate. It is nevertheless a general obligation, but not an obligation which, as the saying goes, has the full faith and credit of the United States behind it in the sense that that is meant financially. It is a general obligation, but if the Congress shouldn't appropriate the funds, those certificate holders would have to sue the Government.

Mr. HAMMERSCHMIDT. How do they rate those bonds? What kind of rating do they have, do they know?

Mr. WHITE. I think they were AAA.

Mr. HAMMERSCHMIDT. Thank you Mr. White.

Mr. Bosco. Thank you, Mr. Hammerschmidt and Mr. White. We appreciate your testimony today and hope that you continue in all of your good work.

Mr. WHITE. Thank you very much. I submit the full text of my prepared statement and a paper on the functional concept of the Library of Congress Residence for Scholars and Center for Human Resources Development (6th and East Capitol Streets).

Mr. Bosco. Without objection, so ordered.

[Mr. White's prepared statement and the Functional Concept of the Library of Congress Residence for Scholars and Center for Human Resources Development (6th and East Capitol Street) follow:]

STATEMENT OF GEORGE M. WHITE
ARCHITECT OF THE CAPITOL
Fiscal Year 1991 Appropriation Request

In presenting a briefing on our appropriations request for fiscal year 1991, Mr. Chairman, I intend to proceed, with your approval, by summarizing the various requests, following which I will be pleased to respond in detail to questions regarding any of the specific items that you wish to pursue.

Mr. Chairman, the Architect's annual appropriation requests are for on-going requirements for the care, operation and maintenance of buildings and facilities in the Capitol Complex. In addition, funds are requested for the structural and mechanical care and operation of the Library of Congress buildings, and the Botanic Garden; and the care and operation of the Capitol Power Plant, and the Capitol Grounds; and the care of the Building and Grounds of the Supreme Court. Funding requests are for personnel compensation, annual supplies and materials, maintenance equipment, and in addition, cyclical and nonrecurring maintenance items. Funds are appropriated to the Architect under various annual appropriation accounts and nonrecurring project accounts. The authority for the Architect's annual appropriation requests is based on permanent statutory authority for the care, operation, and maintenance of the buildings and facilities. The authority for the Architect's nonrecurring project accounts is generally provided by this Committee, such as, Installation of Solar Collectors in House Office Buildings and Modification and Enlargement at the Capitol Power Plant, which have been completed several years ago.

Each year we prepare budget justifications, Mr. Chairman, which include detail on all items pertaining to the "Architect of the Capitol," including House items, Senate items, joint items, and the Botanic Garden.

The total appropriation request for fiscal year 1991 is \$204,884,000, which includes funding for 2,129 positions. This represents a net increase of \$80,311,000 over the fiscal year 1990 total of \$124,573,000. Stated differently, gross increases requested are \$91,323,000 which have been reduced by nonrecurring fiscal year 1990 deductions amounting to \$11,012,000. If the item "Senate Office Buildings" is excluded, the \$91,323,000 increase for 1991 reduces to \$68,497,000, of which \$25,931,000 is for House Office Buildings. The \$68,497,000 increase, which excludes "Senate Office Buildings," falls into the following major categories:

Before I detail the increases by category, I would like to comment on the size and nature of the requested increase of \$68,497,000 for fiscal year 1991. The increase requested is 71% over the appropriated amount for fiscal year 1990, which at first glance seems immense. However, 75% of this increase, \$51,275,000, is accounted for by thirteen projects, with nine of which I have been directed or requested to proceed. The balance are absolutely necessary to keep the Capitol Complex buildings in good, safe and workable condition. Included among these large items are the continued replacement of PCB transformers in the Capitol complex, amounting to \$4,184,000; structural repairs to the House monumental east stair, \$3,517,000; telecommunications funding, \$3,000,000; renovations to the House Restaurant kitchen in the Capitol Building, \$3,000,000; additional security measures in the form of an advanced in place monitoring system, \$3,000,000; construction of

the House Publications Facility, \$10,000,000; construction of new elevators in the Cannon and Longworth Buildings, \$8,000,000; renovation of the antiquated electrical system in the Cannon Building, \$2,000,000; construction of a secure conference center for the House of Representatives, \$1,500,000; payment to the D.C. Government for water and sewer services as recently required by law, \$3,147,000; repairs to steam and chilled water pipe tunnels underneath streets, \$3,000,000; replacement of the Madison Building's roof, \$3,100,000; and construction of the new National Garden, \$3,827,000.

Mandatory Items, which total \$4,280,000, or 6% of the increase: This category includes personnel benefits and premium pay items for existing positions and within-grade salary advancements and other changes authorized by law.

New Positions, which total \$723,000, or 1% of the increase:

Annual Recurring Maintenance, which totals \$4,398,000 or 6% of the increase: This category is required to finance normal maintenance responsibilities, such as repairs and improvements to electrical, air conditioning and other mechanical systems; procurement of supplies and materials and equipment; cleaning and custodial care; and painting. Of the total increase of \$4,398,000, approximately \$464,000 represents inflationary increases. The balance of this increase, \$3,884,000, is required primarily for ongoing needs, such as the rental of warehouse space, and new programs, such as providing for the operations and maintenance of the new safety engineering and office waste recycling programs. The largest single requirement, in the amount of \$3,147,000, for this category, however, is in the "Capitol Power Plant," and provides for a new annual water and sewer service

payment to the District of Columbia government as provided for in Public Law 101-168, the District of Columbia Appropriations Act, 1990. This item represents 72% of the requested increase under this category.

Cyclical Maintenance, which totals \$12,141,000, or 18% of the increase; As indicated in the past, I define this category as long term maintenance items that arise only once in ten or twenty years, such as roof repairs, sidewalk replacement and so forth. Four of the largest items total \$8,700,000, and represent 72% of this increase in monetary terms requested under this category. They are the electrical system renovation, Cannon Building (\$2,000,000), repairs to steam pipe tunnels, (\$3,000,000), replacing the steam lines from the Rayburn Building to the Botanic Garden (\$600,000), and roof replacement at the James Madison Memorial Building, (\$3,100,000). The remainder of \$3,441,000 is required for several items for property and equipment maintenance replacement. I should mention that proper cyclical maintenance is a critical investment in the Capitol Complex. Several million dollars may seem costly, but compared to the cost of constructing a new building because we haven't kept an old one in good shape, these costs are relatively minor.

The last category is Continuing and Initiating Other Programs, which totals \$46,255,000, or 69% of the increase; Included in this category are funds for such programs as replacement of PCB transformers (\$4,184,000); an advanced in place monitoring system for the House side of the Capitol Complex (\$3,000,000); repairs to the House monumental stair (\$3,517,000); telecommunications funding for the Capitol Complex (\$3,000,000); renovation to the House restaurant kitchen in the

Capitol Building (\$3,000,000); construction of additional elevators for the Cannon and Longworth Buildings (\$8,000,000); a secure conference center for the House of Representatives (\$1,500,000); construction of the House Publications Facility (\$10,000,000); and construction funding for the new National Garden (\$3,827,000). Several other items, which total \$6,927,000, comprise the balance of this request.

I would also like to mention briefly three major projects and their progress. The West Front Restoration was completed in September 1987, nearly one year ahead of schedule and \$25 million under budget. The study on the structural problems with the terraces was completed in April 1988, and the Commission on the West Central Front directed me to request a reprogramming in the amount of \$9,820,000 to repair the terraces and provide 4,800 square feet of utilitarian space under the middle terrace level. A reprogramming request was forwarded in October 1988 to the Committees on Appropriations to provide for the design and construction of the structural repairs. The House Subcommittee on Legislative Branch Appropriations approved a reprogramming of funds in the amount of \$9,820,000. The Senate Subcommittee on Legislative Branch Appropriations recommended approval of a reprogramming not to exceed \$1,000,000 to provide for the design phase including working drawings, specifications, and review of bids, etc., to undertake the bidding process.

In addition, at the request of the Majority Leader of the Senate, and with the concurrence and approval of the House Office Building Commission, I forwarded a proposal in April 1989 to the Commission on the West Central Front to provide approximately 16,400 square feet of space within the courtyard areas on the West

Central Front at an estimated cost of \$7,000,000. This proposal was approved by the Commission on the West Central Front. A reprogramming request was forwarded in May 1989 to the Committees on Appropriations to provide for the design and construction of urgently needed additional office and committee space in the courtyard areas on the West Central Front of the Capitol. The House Subcommittee on Legislative Branch Appropriations approved a reprogramming of funds in the amount of \$7,000,000. The Senate Subcommittee on Legislative Branch Appropriations subsequently approved a reprogramming in an amount not to exceed \$1,200,000 to provide for the design and bid preparation phase of that proposal.

At the present time, both design efforts are underway. I am prepared to brief the Committee on the progress to date of these design efforts.

The Library of Congress Renovation and Restoration of the Thomas Jefferson and John Adams Buildings is progressing well. All Milestone I work was completed in November, 1986. The major work in Milestone II, which is the Architectural, Mechanical and Electrical work, was substantially complete in December 1989. Phase II interim occupancy work is underway and will continue throughout the period when the Library of Congress is moving from the Phase II portions of the buildings to the Phase I portions. Preparatory work on Phase II Renovation (Milestone IV) is proceeding.

As the Committee will recall, Public Law 99-229, approved December 28, 1985 authorized the Architect of the Capitol and the Secretary of Transportation, in consultation with the Chief Justice of the United States, to study alternatives

for the construction of a building or buildings on Squares 721 and 722 adjacent to Union Station to house the Administrative Office of the United States Courts, related judicial activities and other such tenants that may be appropriate. Options for financing the construction, including non-Federal sources, were also to be studied.

Public Law 99-349, approved July 2, 1986 appropriated \$1,300,000 to the Architect of the Capitol for the authorized study. The Report to the Congress, as required by Public Law 99-229, was prepared and transmitted to Congress on August 10, 1987. In that Report, we recommended that a public-private arrangement be authorized whereby the building would be constructed by a private developer with the Federal Government as the major tenant. Title to the land, which is part of Capitol Grounds, would remain in the Government, with the building leased to the developer but reverting to Federal ownership in 30 years or less. No additional appropriated construction funds would be required.

Pursuant to that Report, the Congress enacted Public Law 100-480 to authorize the Architect of the Capitol to contract for the design and construction of a building adjacent to Union Station to house offices for agencies in the Judicial branch, and for other purposes. This law is titled the "Judiciary Office Building Development Act."

This Act provided for a process whereby the five alternate proposals that were selected pursuant to Public Law 99-229 were revised by the five original competing developers and resubmitted to meet certain new requirements and then reexamined. Based on the revised proposals, a preferred design was submitted to

the Chief Justice, pursuant to the provisions of Public Law 100-480, and he approved the design. The next step in the selection process, submission of this recommendation to the newly created Commission for the Judiciary Office Building, was then completed. Finally, selection of a developer-architect team was made and announced. The selected team consists of Boston Properties and its architect, Edward Larrabee Barnes.

Public Law 100-480 also provided that the balance of the \$1,300,000 provided by Public Law 99-349 to carry out the provisions of Public Law 99-229 be transferred to an account under the Architect of the Capitol to provide for design review, construction inspection, contract administration and other related project costs. That account was established; and the funds, approximately \$645,000, were transferred.

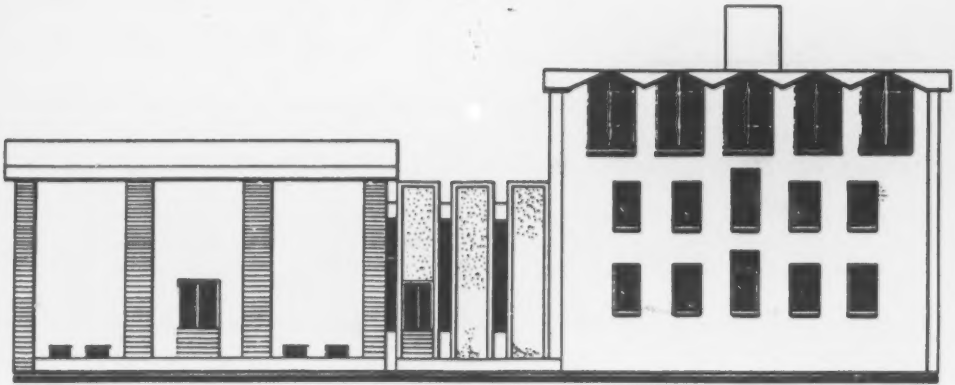
The financing for the Judiciary Office Building transaction closed on August 15, 1989. The transaction has been structured as a ground lease for 30 years of the government-owned land by the Architect of the Capitol (AOC) to Boston Properties, which is acting as the development manager for the AOC under a development management agreement. In turn, Boston Properties has master leased the entire building to the AOC, which will pay rent on the entire structure collected from the judiciary branch and other governmental tenants. This future rental stream has been "securitized" in the form of a public offering of securities underwritten by two Wall Street investment banking firms and resold to investors. The proceeds of such financing have been received and are now funding the design and construction process. The interest rate on the repayment of this financing is only 37.5 basis points above the 30-year Treasury bond rate at the time of the

closing of the transaction. The design process is proceeding on schedule, and we expect to break ground in mid-April, with occupancy by judiciary branch tenants scheduled in the last calendar quarter of 1992. We estimate that the judiciary branch tenants will be occupying floors three through seven, almost half of floor two, and significant portions of the ground floor and concourse levels.

Public Law 100-480 will provide office space for the judiciary on a reimbursable basis in the form of rent that will be below market rates. In effect, the value of the land the government furnishes (and the tax-exempt status of the project) is the primary basis for such reduced rental rates. The rental cost is intended to be paid for in the same way as the judiciary does now for leased space. As I have mentioned, within 30 years title to the building reverts to the government. In other words, the government by paying rent will in effect be amortizing its own mortgage rather than a private developer's mortgage. As these rent costs repay the financing, appropriations for leasing the space will have to continue to be provided for in future budgets. But they will not be as large as under the current system of renting in privately owned buildings. And, the government will own the building when the financing is entirely repaid.

Mr. Chairman, that concludes my brief summary and I shall be pleased to respond to questions that you and the Committee may have.

6TH AND EAST CAPITOL



October 31, 1989

AN OPPORTUNITY TO

Provide accommodations and study space to scholars using the Library collections on an extended basis.

Focus the educational, scholarly, and career activities of the Library in one integrated facility.

Provide child care and other resources not available within the confines of the present Library buildings.

Foster the seven values of the Library of Congress: Service, Quality, Effectiveness, Innovation, Fairness, Participation, and Staff Recognition and Development.

FUNCTIONAL CONCEPT

To create the:

**LIBRARY OF CONGRESS
RESIDENCE FOR SCHOLARS AND
CENTER FOR HUMAN RESOURCES DEVELOPMENT**

Activities will encourage and support staff growth and development, foster learning and the exchange of ideas, and strengthen Library linkages to the Capitol Hill and local communities through:

RESIDENT SCHOLARS: To increase interaction between the Library and scholarly community by providing clean, safe, spacious, and hospitable living and meeting space for visiting scholars.

CAREER FOCUSED LEARNING: To provide individual growth opportunities for current and future staff through common needs training, technical training, supervisory and managerial development, and linkages to affirmative action programs such as work/study, and entry level training.

CHILD DEVELOPMENT: To meet employee need for quality day care for their children.

CAREER GUIDANCE: To facilitate employee achievement of their full potential through employment testing, assessment, and guidance.

EXTENDED LEARNING: To coordinate with local universities to provide nondegree and degree programs, workshops, and seminars for Library and Congressional staff pursuing educational goals.

PHYSICAL FITNESS: To offer Library and Congressional staff the opportunity to develop mentally and physically through fitness screening and regular exercise.

CONTINUITY WITH PAST

Since 1868 the property at 6th and East Capitol Streets, SE, has been an all girls school operated by the Sisters of the Holy Cross. There are two structures on the property. One is a three story plus basement classroom/office building constructed in 1932 when one of the original buildings was demolished. The other is a two level assembly/multi-purpose building, added in 1965 when the remaining original structure was leveled. Also added in 1965 was a connecting two story lobby, living quarters for the Sisters, and a small garage.

Library use of this property will capture and further the educational and community goals of the original founders.

LIBRARY OF CONGRESS
RESIDENCE FOR SCHOLARS AND
CENTER FOR HUMAN RESOURCES DEVELOPMENT



A PROGRAM PLAN

Prepared by:

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Adoreen McCormick, LIBN

October 23, 1989

EXECUTIVE SUMMARY

The Library of Congress proposes use of the facility at 6th and East Capitol as an active center for compatible living, learning, and the exchange of ideas.

First, it will provide living quarters and commons areas for 18 scholars using the Library's collections on an extended basis. Second, it will provide space for a quality day care center for children of Library of Congress employees. Third, the Center will provide space for internal and external training and educational programs. Fourth, it will provide a general assembly room accommodating 225-525 participants.

The Library of Congress proposes that the Center be managed and operated under contract to a private concern specializing in facilities management.

First year start up and operating costs are estimated to be \$1.3 million. These are offset by an estimated revenue of \$700,000, resulting in a net cost of \$600,000 for the first year.

Individual program descriptions and budgets follow for: General Building Facilities, Residence for Scholars, Child Development, Career Focused Learning, Career Guidance, Extended Learning, Physical Fitness, and Assembly/Meeting.

SUMMARY REVENUES

Program	Revenue
General Building	0
Resident Scholars	147,825
Child Development	479,675
Career Focused Learning	0
Career Guidance	0
Extended Learning	0
Physical Fitness	133,421
Assembly/Meeting	19,200
Total	780,121

INDIVIDUAL PROGRAM DESCRIPTIONS
AND COSTS

GENERAL BUILDING FACILITIES

PLAN: To provide centralized services for the Library of Congress Residence for Scholars and Center for Human Resources Development including physical plant operation, security, maintenance, and grounds upkeep.

FACILITIES:

Lobby

Administrative Office

HOURS: 24 hour/day, 7 days/week coverage

FEES: Contracted services

STAFF: Managed and operated under contract to a private concern specializing in facilities management services (janitorial, custodial, scheduling). Facility will be considered a program under the Public Facilities Office.

IMPACT: Centralized scheduling for multiple programs.

Controlled entry into the buildings.

Fully serviced building facilities.

Expenses:	Qty	Unit	Cost	Subtotal	Total
OnGoing:					
Building Mangement					
Facility Manager	1	52,000	52,000		
Asst Facility Mgr	1	40,500	40,500		
Operations Supervisor	1	21,725	21,725		
Subtotal			-----	114,225	
Grounds Labor	1	25,000	25,000	25,000	
Contract Security Guard					
(@\$9/hr x 24hrs/dy)	1	43,243	43,243		
Supervision @20%	1	4,757	4,757		
Subtotal			-----	48,000	
Custodial Maintenance					
@\$1.25/sqft, 40,378 sqft	1	50,473	50,473	50,473	
Grounds Equipment Maint					
@15	1	2,100	2,100	2,100	
Security Ops and Maint	1	10,000	10,000	10,000	
Contingency	1	1,500	1,500	1,500	
Total OnGoing				-----	251,297

RESIDENCE FOR SCHOLARS

PLAN: To provide living quarters, meeting space, and commons areas, for scholars using the Library's collections on an extended basis.

FACILITIES:

18 Private Rooms for Scholars

Commons Room/Library

Dining/Snack Area

Laundry Facility

Kitchen Facility

Bath and Toilet Facilities

HOURS: 24 hour access, seven days a week

FEES: \$25-\$30/night

STAFF: Contracted security and custodial.

IMPACT: Provide affordable living and meeting space for visiting scholars using the Library of Congress.

Encourage visiting scholars to interact with their peers.

Expenses:	Qty	Unit	Cost	Subtotal	Total
Kitchen Facility					
Oven/Broiler	1	1,200	1,200		
Microwave	1	900	900		
Refrigerator	1	1,500	1,500		
4-burner Stove Top	2	400	800		
Dishwasher	1	1,000	1,000		
Icemaker	1	3,000	3,000		
Flatware, 24 service	1	150	150		
China, 24 service	1	500	500		
Pots and Pans	1	750	750		
Serving Utensils	1	250	250		
Miscellaneous	1	450	450		
Subtotal			-----	10,500	
Laundry Facility					
Clothes Dryer	2	500	1,000		
Clothes Washer	2	500	1,000		
Ironing Board	2	25	50		
Iron	2	35	70		
Miscellaneous	1	55	55		
Subtotal			-----	2,175	
Bath and Toilet Facilities					
Miscellaneous	1	500	500	500	
Total Startup				-----	86,869
OnGoing:					
Security	1	42,457	42,457	42,457	
Operations	1	17,775	17,775	17,775	
Total OnGoing				-----	60,232
Revenue:					
Occupancy					
(@90% x \$25/night)	1	147,825	147,825	147,825	
Total Revenue				-----	147,825

CHILD DEVELOPMENT

PLAN: To meet employee need for quality day care for their children.

FACILITIES:

5 Classrooms

Reception Area

Food Preparation Facility

Fenced, Outdoor Playground

Staff Lounge

Toilet Facilities for Children and Staff

HOURS: 6 am to 6 pm, Monday through Friday

FEES: A per infant monthly fee of \$540 and a per toddler/preschooler monthly fee of \$500, along with enrollment of approximately 75 children with a 5:1 turnover factor, will support a first rate facility.

STAFF: The Library of Congress will assist the Parent's Board of Directors in contracting for the management and staffing of the Child Development Center. Planning for a Library of Congress child care facility is fairly advanced, and a number of child care organizations have expressed interest in such a contracting arrangement.

IMPACT: Accommodate 75 infants, toddlers, and preschoolers up to the age of five in a clean, safe, spacious, and hospitable learning environment.

Expenses:	Qty	Unit	Cost	Subtotal	Total
OnGoing:					
Child Development Mngmt	1	414,000	414,000	414,000	
Teaching Supplies	1	10,000	10,000	10,000	
Kitchen Supplies	1	2,500	2,500	2,500	
Insurance	1	8,000	8,000	8,000	
Total OnGoing				-----	434,500

Revenue:					
Infant Fees					
(@\$540/mo, 15 children)	1	97,200	97,200		
Toddler and Preschooler Fee					
(@\$500/mo, 60 children)	1	360,000	360,000		
Application Fees (\$30)	1	2,300	2,300		
Turnover (5%)		22,860			
Subtotal			-----	436,640	
Initial Startup Funds			43,035		
Total Revenue				-----	479,675

CAREER FOCUSED LEARNING

PLAN: To provide individual growth opportunities for Library staff through common needs training, technical training, supervisory and managerial development, and links to affirmative action programs such as work/study, and entry level training.

FACILITIES:7 ClassroomsComputer Assisted Learning LabLanguage LabWorkshop/Seminar Room

HOURS: 8:00 am to 5:30 pm, Monday through Friday

FEES: Free to Library staff

STAFF: Sponsoring organization

IMPACT: Free physical resources in existing Capitol Hill buildings for priority use.

Develop fragmented programs into a comprehensive program.

Offer programs otherwise not possible in space designed for purpose.

Expenses:	Qty	Unit	Cost	Subtotal	Total
OnGoing:					
Total OnGoing					
None					

CAREER GUIDANCE

PLAN: To help employees reach their full potential through employment testing, assessment, and guidance.

FACILITIES:

Classroom

Career Library

Skills Bank

2 Guidance/Counseling Offices

HOURS: 8:30 am to 5:30 pm, Monday through Friday

FEES: Free to Library staff

STAFF: Library of Congress

IMPACT: Increase staff productivity and performance

Develop fragmented programs into a comprehensive program.

Offer programs otherwise not possible in space designed for purpose.

Expenses:	Qty	Unit	Cost	Subtotal	Total
OnGoing:					
Total OnGoing					
None					

EXTENDED LEARNING

PLAN: To coordinate with universities to provide nondegree and degree programs, workshops, and seminars for Library staff pursuing educational goals.

FACILITIES:

5 Classrooms

Workshop/Seminar Room

HOURS: 5:30 pm to 8:30 pm; Saturdays

FEES: To be established based on use.

STAFF: Sponsoring organization

IMPACT: Individual advancement and work related education for Library of Congress employees.

	Qty	Unit	Cost	Subtotal	Total
Expenses:					
OnGoing:					
None					
Revenue:					
Classroom rental					
(\$20 x 8 ngts/mo)	3	1,920	5,760	5,760	5,760

PHYSICAL FITNESS CENTER

PLAN: To offer Library staff the opportunity to develop mentally and physically through fitness screening and regular exercise.

FACILITIES:

Multipurpose Room

Exercise Room

Women's Locker and Shower Room

Men's Locker and Shower Room

Reception/Office Area

HOURS: 6:00 am to 9:00 pm Monday through Friday, 9:00 am to 5:00 pm Saturday and Sunday

FEES: Nominal membership and/or use fee to defray operation and general maintenance costs

STAFF: The Library of Congress will assist the Employee Board of Directors in contracting for the Fitness Director and Exercise Leaders. Planning for a Library of Congress fitness facility is fairly advanced, and a number of fitness organizations have expressed interest in such a contracting arrangement.

IMPACT: Increase productivity and morale, reduce absenteeism and decrease health care costs.

Provide equal facilities for men and women, and all employees regardless of grade level.

Schedule fitness classes at a dedicated location.

Assure the health and well-being of the Library of Congress work force through encouraging personal health maintenance.

Expenses:	Qty	Unit	Cost	Subtotal	Total
OnGoing:					
Fitness Management					
Full-time Coordinator	1	37,000	37,000		
Part-time Saturday	1	7,488	7,488		
Part-time Sunday	1	7,488	7,488		
Part-time Evenings	1	18,720	18,720		
Subtotal			-----	70,696	
Insurance	1	10,000	10,000	10,000	
Total OnGoing				-----	80,696
Revenue:					
Annual Membership					
(10% employee @\$104/yr)	1	54,080	54,080	54,080	
Class Fees					
(25% employee @\$25/class)	1	32,500	32,500	32,500	
Locker Rental and Other					
(@\$6/mo, 50/mo)	1	3,600	3,600	3,600	
Initial Startup Funds				43,241	
Total Revenue				-----	133,421

ASSEMBLY/MEETING

PLAN: To make available a general assembly facility.

FACILITIES:

Assembly HallStage

HOURS: 8:00 am to 9:00 pm Monday through Friday, 9:00 am to 5:00 pm Saturday and Sunday

FEES: To be established based on use.

STAFF: Sponsoring organization

IMPACT: Program events for 525 person reception, 375 person lecture, 240 person conference, 225 person meeting

Provide a much-needed additional facility for large groups on Capitol Hill.

Provide an assembly hall for Library of Congress staff functions and general Library programs.

Expenses:	Qty	Unit	Cost	Subtotal	Total
OnGoing:					
None					
Revenue:					
Assembly Rental					
(@\$800 x 2 ngts/mo)	1	19,200	19,200	19,200	19,200

Mr. Bosco. We do have one more witness, Mr. Dean W. Anderson, the Under Secretary of the Smithsonian Institution.

TESTIMONY OF DEAN ANDERSON, UNDER SECRETARY, SMITHSONIAN INSTITUTION, ACCOMPANIED BY JOHN JAMESON, ASSISTANT SECRETARY FOR ADMINISTRATION, RICHARD SIEGLE, DIRECTOR, OFFICE OF FACILITIES SERVICES, NANCY SUTTENFIELD, DIRECTOR, OFFICE OF PROGRAMMING, AND BUDGET, AND MICHAEL ROBINSON, DIRECTOR, NATIONAL ZOOLOGICAL PARK

Mr. ANDERSON. Thank you Mr. Chairman and good morning. I am joined by some of my colleagues from the Smithsonian this morning, I might introduce them briefly. At my left, your right, Mrs. Nancy Suttentfield, the Director of our Office of Planning and Budget. Mr. Michael Robinson, the Director of the National Zoological Park. Richard Siegle, the Director of our Office of Facilities Services and Mr. John Jameson, our Assistant Secretary for Administration.

Mr. Bosco. You are all welcome. I will apologize for you having to have sat through all the testimony proceedings. I hope you found it interesting.

Mr. ANDERSON. Very interesting, sir, thank you.

I appreciate the opportunity to be here today to describe the Smithsonian's 1991 request for funding in its facilities and construction accounts. For the Repair and Restoration of Buildings, we are seeking \$28.656 million; for Construction and Improvements at the National Zoological Park, \$6.671 million; and for other Construction, \$16.189 million.

The extract that is attached to my statement is from our Five-Year Prospectus and puts these requests in the context of our requirements in these areas for the entire period of 1991 through 1995. In the so-called R&R account, as shown on page 42, we are working to build our program to a level of about \$35 million a year from the present level of \$26 million, including new amounts to work on the utility systems in our third oldest and our largest facility, the Museum of Natural History.

The Zoo construction program is outlined on page 56. The aquatic exhibits are its major near-term projects, and Mike Robinson, the Zoo's Director, is with me today, as I mentioned, and can provide details on the current requests and the Zoo's own five year program.

Other Smithsonian construction is detailed on page 47 and I would particularly call to your attention the Natural History In-Fill Project which requires authorization this year in order for the design work to proceed with funds requested as part of our 1991 appropriation. That legislation has been endorsed by the Smithsonian's Board of Regents and is expected to be introduced shortly by the Board's Congressional members. This so-called East Court Project is central to the renewal of the Natural History Museum.

Of other immediate interests are the activities unfolding with respect to the new National Museum of the American Indian. An RFP for architectural services to develop program requirements for the three facilities contemplated in the law closed on February 16.

We are presently evaluating the responses and expect to make a selection by early April. Assuming the availability of subsequent funding and successful coordination of Museum activities with GSA, the overall facilities schedule for the Museum would allow occupancy by 1997.

Mr. Chairman, this is a very brief once-over of our pending activities. My colleagues and I will be glad to answer questions you and other members of the Committee may have.

Mr. Bosco. Thank you very much. What will be the financing on the American Indian Museum Facilities? Is this part of this creative financing we have been hearing about, or do you have a plan for it?

Mr. ANDERSON. It's creative but perhaps in a slightly different way. With regard to the facility that the Act calls for in New York City in the old U.S. Custom House at the foot of Wall Street, the funding sources are three: the State of New York, from its own resources committed to a maximum of \$8 million or one-third the total project cost of renovating that portion of the Custom House. Similarly, the City of New York from its resources, \$8 million, no more than or one-third of the total project cost. And the final third comes from appropriations from the Congress representing Federal resources. In effect the U.S. taxpayer would be responsible for one-third of the cost of that facility.

With regard to the Mall Museum on the so-called last site on the Mall, the Congress in the authorizing act provided that two-thirds of those construction costs would come from the taxpayer provided that first, the other one-third could be raised by the Smithsonian Institution in contributions from the public and private sectors. We would anticipate a major fundraising drive, in fact one that is already beginning to be planned, to produce the funds in question in order to secure, if you will, the match of appropriated monies.

Mr. Bosco. Thank you.

Mr. Petri.

Mr. PETRI. Are you involved in managing the Holocaust Memorial on the Mall, or coordinating with it? How is that done?

Mr. ANDERSON. Its management is entirely separate from that of the Smithsonian. The Holocaust Memorial Commission was established by the Congress as a separate entity. We have discussions. Some Smithsonian staff members have been very active in providing kind of pro bono technical assistance and advice, but its governance structure is independent of that of the Smithsonian.

Mr. PETRI. It just occurs to me that people come to visit the other facilities on the Mall that are museum oriented, and are all operated by the Smithsonian. You are kind of the host for an awful lot of foreign and American people who come to the Nation's Capitol and want to see their Government. There certainly might be some advantages to both organizations in coordinating so that visitors are not just left out in the cold so to speak, without being aware of it or being able to visit it.

You have done a very good job of organizing ways of providing improved access to meals and to various other facilities that people need when they visit, but don't think about until it gets to be lunch time. I don't know where they fit in in all that but they could fit in, at least.

Mr. ANDERSON. I am happy to say two things in that respect. The Park Service maintains a concessionaire contract with Tour Mobile Services, Inc. and of course the Tour Mobile will provide all of its riders full information about the Holocaust Museum once it is built and open to the public. In addition, we have just opened ourselves in the so-called Great Hall of the Smithsonian Institution Building, the original Castle Building, a major Visitor Information Center where we dispense information not just about our own facilities, but about cultural activities generally in the Nation's Capitol. The Holocaust Museum will be very certainly present among the things that the general public can come in and find information about, what its programs are, what its hours of operations are, precisely how to get there from the Smithsonian Castle, its relationship spatially with other Smithsonian Museums. It will be fully integrated from a visitor's services point of view.

Mr. PETRI. Another museum is being talked about now and that is one for African Americans. Have you been giving any consideration to that? Should it, if it goes forward, be handled separately like the Holocaust Museum or part of the Smithsonian, or what advice can you give us on the whole subject, if any?

Mr. ANDERSON. There are a series of questions having to do with the appropriate governance as you suggest, of such a new museum, of precisely what its mandate should be, whether it should really be an exhibit gallery or a full-fledged museum or perhaps an archive or study center or some mix of all three. Also, where it would best be located as a separate free-standing building, as a wing of an existing building, should it be on the Mall proper, should it be collocated with some of the other scholarly facilities in town? All of these questions are right now under the advisement of a distinguished group of over 20 people drawn from around the country who are working to advise the Smithsonian Project Director.

In matters pertaining to an African American presence on the Mall, there is a woman by the name of Claudine Brown that we were very pleased to be able to steal away from the Brooklyn Museum. She is a distinguished practitioner in law, museums and cultural matters and she has her hands full with this issue, but we are standing behind her 110 percent and we expect the outcome of the recommendations will be something that everyone can feel confident in and move forward with together. She will be working very closely with members of the Black Caucus here in the Congress, with institutions elsewhere around the country who themselves have major collections of African American heritage and culture, and I think the result will be one that a consensus can agree to, to proceed with.

Mr. PETRI. It has to be given a lot of thought because you want to end up with a museum that is inclusive rather than end up being separating.

Mr. ANDERSON. Absolutely, sir.

Mr. PETRI. I am glad you are giving it that thought.

One last thing. Are you happy with the Woodrow Wilson Center being over at the Smithsonian Castle or do you covet their space?

Mr. ANDERSON. Yes. I am in a personal conflict there. I worked for Charles Blitzer for over ten years. He is a marvelous man and is still a very good friend. The Woodrow Wilson Center was initial-

ly created as part of the Smithsonian in terms of the expectations that the Board of Regents had when they suggested legislation to that effect. The Congress in its wisdom created a separate Board for the Woodrow Wilson Center when it authorized its existence and therefore, it is really autonomous and separate from the governance structure of the Smithsonian itself. Nonetheless, we have been joined at the hip, if you will, over these last 20 years and it has been a very fruitful collocation. Their scholars and our scientists and historians have many, many exchanges, so from that point of view, it is an intellectual treasure to have them as close to us as they are.

On the other hand, we do have our own space problems. The prospect of being able to reuse the space that the Woodrow Wilson Center now occupies is a delicious one. We have all sorts of people who have already over-committed the space in question looking for the day the Woodrow Wilson Center moves out.

Mr. Bosco. Thank you.

Mr. Hammerschmidt.

Mr. HAMMERSCHMIDT. Thank you Mr. Chairman.

Secretary Anderson, I know that one of the priorities of the Smithsonian Institution and one of your stated priorities is to take care of what you already have. You have about a \$195 million backlog in requests for that. Now you have entered into this period of expansion with those projects that have just been mentioned plus the Air and Space Museum Annex, of which I notice that Phase I and Phase II are going to cost \$213 million in Federal funds. I just wondered if you are concerned that there are too many pressures on your existing resources, or would you want to comment about the phase you are entering into.

Mr. ANDERSON. There are two kinds of resources that are under severe pressure. One is our ability simply to manage existing programs and the kind of expansion that our public would have us engage in. The second kind of scarce resource is, of course, money. From that point of view, it is not so much the Smithsonian's resources that are at issue as the taxpayer's resources as decided upon by the Congress. So the extent to which we are able to go forward with expansion plans will be the extent to which this body and others of the Congress decide that it is appropriate and timely to do so. We are reacting in part to the pressures of our own environment in proposing ways in which the Institution could expand, and also ways in which Smithsonian staff very much want things to expand. The extent to which we are successful in going forward requires a close working partnership with our funding sources on the one hand and with our own ability to manage on the other.

Mr. HAMMERSCHMIDT. Let me just pursue for a minute one of those projects, the Air and Space Museum Annex that the Board of Regents just now decided would go to Dulles. You say Phase I and Phase II is a little over \$200 million. Do you have indications that it is feasible to expect that construction money would be raised from outside sources? Do you have a feel for that?

Mr. ANDERSON. There has been no feasibility study in the precise sense of the term of the sort development firms usually engage in to test the market, if you will, to see in fact if there might be

donors out there willing to whip out their check-books and give you money.

I think the betting is that perhaps as much as 10 percent of that sum could be raised from private sources, corporations, individuals, foundations, etc. to help the project along. The other principal partner in such a prospect would be the resources that we are now in the position of negotiating over with the State of Virginia. It is clear from the presentation that the officials from the State of Virginia, made in writing to our Board of Regents, considered it to be to their benefit to have the Air and Space extension located in Virginia, from the point of view of jobs, and tourism dollars and things of that sort and would therefore propose to be a funding partner in this project, both with regard to initial infrastructure costs and perhaps even with regard to some of the long term carrying costs.

Now, that clearly needs to get sorted out down to the point where there is a specific proposal that the Congress can in due course entertain.

Mr. HAMMERSCHMIDT. Do you have any ball park figures on the construction costs of that facility?

Mr. ANDERSON. The entire facility, if one were to look forward maybe 30 years to a completed campus with huge buildings, enclosing the airplanes and spacecraft that one can anticipate coming out of service by those dates and therefore deserving of public display, would be in the neighborhood of \$360 million.

Mr. HAMMERSCHMIDT. Thank you, Secretary Anderson.

Mr. BOSCO. Thank you very much, Secretary Anderson, and everyone else for coming with you and we appreciate your testimony. Keep up the good work.

Mr. ANDERSON. Thank you, sir.

[The prepared statement of Mr. Anderson follows:]

S T A T E M E N T

BY

DEAN W. ANDERSON

UNDER SECRETARY

SMITHSONIAN INSTITUTION

BEFORE THE

SUBCOMMITTEE ON PUBLIC BUILDINGS AND GROUNDS

COMMITTEE ON PUBLIC WORKS AND TRANSPORTATION

U. S. HOUSE OF REPRESENTATIVES

WASHINGTON, D. C.

FEBRUARY 28, 1990

Thank you, Mr. Chairman, and good morning.

I appreciate the opportunity to be here today to describe briefly the Smithsonian's Fiscal Year 1991 request for funding in its facilities and construction accounts. For the Repair and Restoration of Buildings we are seeking \$28,656,000; for Construction and Improvements at the National Zoological Park, \$6,671,000; and for other Construction, \$16,189,000.

The attached extract from our Five-Year Prospectus puts these requests in the context of our requirements in these areas for the period of 1991 to 1995. In the R&R account, as shown on page 42, we are working to build our program to a steady-state level of about \$35 million from the present level of \$26 million, and includes amounts to work on the so-called life support systems in the Natural History Building.

The Zoo Construction program is outlined on page 56. The Aquatic Exhibits are its major near-term projects, and Mike Robinson, the Zoo's director who is with me today, can provide program and budget details of the current request, as well as the five-year program.

Other Smithsonian Construction is detailed on page 47. I would direct your attention particularly to the Natural History East Court in-fill project which requires authorization this year in order for the design work to proceed with funds requested in the FY 1991 appropriation. That legislation has been approved by the Smithsonian's Board of Regents and is to expected to be introduced shortly by the Board's Congressional members. The

East Court project is central to the renewal of the Natural History building.

Of immediate interest are activities unfolding with respect to the new National Museum of the American Indian. A request for procurement for architectural services to develop programs of requirements for the three facilities contemplated in Public Law 101-185 closed on February 16. We have initiated a process for evaluating the responses we have received, and expect to make a selection by early April. Assuming the availability of sufficient funding, as well as the coordination of Museum activities with those of the General Services Administration, the overall facilities planning schedule for the Museum is that which follows:

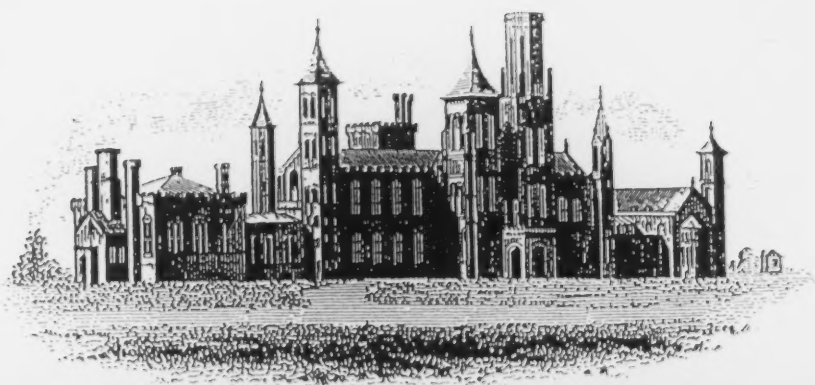
(\$ in millions)

Project Schedule	Project Totals	FY 1990	1991	1992	1993	1994	1995	1996	1997
Custom House	25.0	1.8p/d	21.5c	1.7e/o					
Suitland Collection	44.0	0.3p	1.0d	30.7d/c	12.0e	c	o		
Mall Museum	106.0	0.7p	0.4p	7.4d	d	87.5c	10.0e/c	c	o
Total	175.0	2.8	22.9	39.8	12.0	87.5	10.0		

Key: Planning and Programming = p Equipping = e
Design = d Construction = c Occupy = o

Mr. Chairman, I recognize that this merely highlights our current and prospective activities with respect to Smithsonian facilities and construction. My colleagues and I will be glad to respond to the questions that you and members of the Subcommittee may have about the details of our requests and our planning.

Choosing the Future



Smithsonian Institution
Five-Year Prospectus ♦ Fiscal Years 1991 – 1995

CHOOSING THE FUTURE

Message from the Secretary

There are differing views about the utility of a five-year prospectus like this one. To the cynics, it is largely an exercise in futility. Tradition-laden and venerable as it is, the Smithsonian is largely at the mercy of external forces governing not only its potential for growth but even its basic stability. All the uncertainties of the budget process render spurious the apparent precision of next year's estimates, while those for five years hence are almost completely shrouded by mists of speculation. Major undertakings spring to life through the generosity of previously unknown or elusive donors, or through ideas that may have hovered in the wings for years until favorable majorities mysteriously coalesce in the Congress around the conviction that their time has come. Counter-intuitive though it may be, the essence of good management in Washington is opportunism. How can one plan "rationally" in this environment?

At most times, fortunately, cynics with views like these are in the minority. Chaos and entropy may always threaten, but they do not prevail precisely because good people work together to hold them back. Plans, and especially long-range ones, do sometimes have to be changed suddenly and unavoidably, but we at least mitigate the destructive impacts of those changes by encapsulating them in webs — even quite elastic and fragile ones — of greater certainties. Habitual self-discipline tightens the formal and informal bonds within an institution, just as exercise not only strengthens a person but subtly shapes his or her attitudes. We make our choices of direction consequential by basing them on all the relevant information we can gather, by approaching them rigorously — and by believing in them.

This is the spirit in which we submit the present document. Like its predecessors, the current *Prospectus* is the product of Institutional self-scrutiny. Staff throughout the Institution have helped to formulate and express directions for their respective bureaus and for the Institution overall. Despite the difficulty, we have looked upon the process of developing this *Prospectus* not as a chore limiting Institutional options, but as an opportunity for a regeneration of spirit and ideas that permit us to realize the potential of the Institution's future. Indeed, in debating the possibilities and in crafting this *Prospectus*, we have thought of ourselves as choosing the future of the Smithsonian.

In choosing the Smithsonian's future, we have examined our capacity to be stewards of the Smithsonian trust. We have found our facilities and program infrastructure deficient in a number of ways. As old, heavily used buildings do, ours have deteriorated. This is of particular concern in the Natural History Building

This *Prospectus* represents our Institutional rededication, in the context of our resources, society's concerns, and global needs, to the Smithsonian's paramount goal to increase and diffuse knowledge. The product of an invigorating process of choosing the Smithsonian's future, this *Prospectus* constitutes an implicit reaffirmation of our faith in the vitality of the Institution, its staff, and its future.

Repair and Restoration of Buildings

The Smithsonian's responsibility for its museum buildings and other facilities requires a continuing program of repair and maintenance—which the staff accomplishes in part with funds from operating budgets—and renovations and restorations. The objectives of the Repair and Restoration program are to provide appropriate, safe, and accessible facilities for research, education, and care of collections. Maintenance and preservation of facilities to ensure their long-term operation is one of the Institution's highest priorities. This priority reflects the Institution's great concern for the condition of its buildings, several of which date to the nineteenth century.

The Repair and Restoration of Buildings (R&R) account funds building repairs, restoration, and remodeling to bring buildings into conformance with life-safety and health regulations and to replace or renovate major building equipment or components. This effort is a substantial one because the Institution's buildings and facilities (other than the Zoo) consist of 14 museums and galleries in Washington, D.C. and New York City; facilities at Suitland, Maryland, for the preservation and storage of collections; centers for biological research, conservation, and education in the Republic of Panama and on the Chesapeake Bay; a center for astrophysics in Cambridge, Massachusetts; and the Whipple Observatory on Mt. Hopkins near Tucson, Arizona.

In past years, funding for maintenance, repair, and preservation of buildings has not kept pace with need, resulting in a currently identified backlog of \$195 million in R & R requirements. In fiscal year 1991, the Institution will seek \$29 million for repair and restoration of buildings. The R&R program will require this level of annual funding throughout the next five years in order to make progress in eliminating the backlog. During the subsequent five years, the Institution will shift resources within the R&R account from projects related to repair, restoration, and code compliance, to projects related to Major Capital Renewal.

During the next five years the Institution will address a number of major problems including:

- installation of fire detection and suppression systems required throughout Smithsonian buildings to meet current fire codes;
- removal or containment of dangerous substances, such as asbestos, remaining in many buildings;
- replacement of deteriorated plaza surfaces, and repair or replacement of roofs, skylights, and windows at several buildings; and
- replacement of electrical systems and of heating, ventilating, and air conditioning (HVAC) systems at the Natural History,

Maintenance and preservation of facilities to ensure their long-term operation is one of the Institution's highest priorities. The objectives of the Repair and Restoration program are to provide appropriate, safe, and accessible facilities for research, education, and care of collections.

SMITHSONIAN INSTITUTION

Repair & Restoration of Buildings

Fiscal Years 1990-1995
(Millions of Dollars)

BY MAJOR CATEGORY

	FY 1990	FY 1991	FY 1992	FY 1993	FY 1994	FY 1995
Repair, Restoration & Code Compliance						
General Repairs	\$ 2.0	\$ 4.0	\$ 3.9	\$ 3.1	\$ 1.2	\$ 1.1
Facade, Roof & Terrace Repairs	5.4	3.8	8.0	3.8	0.7	1.2
Fire Detection & Suppression	0.5	0.9	0.3	0.3	0.3	
Access, Safety & Security	2.4	2.7	2.9	2.7	1.4	1.8
Utility System Repairs	1.9	2.1	4.8	7.2	1.5	0.2
Advanced Planning & Inspection	0.7	1.3	1.4	1.7	2.2	1.7
Subtotal	12.9	14.8	21.3	18.8	7.3	6.0
Major Capital Renewal	13.6	13.9	16.7	16.9	29.1	30.6
TOTAL FOR R&R	\$26.5	\$28.7	\$38.0	\$35.7	\$36.4	\$36.6

BY BUILDING

	FY 1990	FY 1991	FY 1992	FY 1993	FY 1994	FY 1995
National Museum of American History	\$ 4.2	\$ 4.5	\$ 6.8	\$ 4.4	\$ 1.7	\$ 0.2
National Museum of Natural History	10.3	10.3	11.4	13.8	17.8	16.6
Smithsonian Institution Building	1.6	0.8	0.2	0.6	1.1	3.1
Arts & Industries Building	0.2	0.4	0.4	1.0	7.2	7.7
American Art/Portrait Gallery	0.5	0.2	0.3	0.4	1.8	1.8
National Air & Space Museum	2.4	1.6	7.3	6.5	1.7	2.3
Renwick Gallery	0.4			1.2		
Freer Gallery of Art	1.4	1.7	0.8			
Silver Hill Facility	0.1	0.3	0.8	0.7	0.1	0.1
Environmental Research Center	0.1	0.3	0.9	0.5	0.1	0.1
Hirshorn Museum & Sculpture Garden	1.4	0.7	1.5	0.8		
Anacostia Museum	0.2	0.2	0.1	0.1	0.1	0.1
Smithsonian Tropical Research Institute	0.1	0.5	0.7	0.2	0.2	0.2
Smithsonian Astrophysical Observatory	0.3	0.5	0.8	0.8	0.1	0.1
Cooper-Hewitt Museum	0.6	3.0	0.9	0.8	0.7	0.1
Museum Support Center	0.3	0.2	0.6			
Miscellaneous	2.4	3.5	4.5	3.9	3.8	4.2
TOTAL FOR R&R	\$26.5	\$28.7	\$38.0	\$35.7	\$36.4	\$36.6

American History, Arts & Industries, and American Art and Portrait Gallery buildings.

The R & R account consists of two subaccounts: Repairs, Restoration and Code Compliance; and Major Capital Renewal.

Repairs, Restoration and Code Compliance

This subaccount funds routine repair and restoration including: general repairs; facade, roof, and terrace repairs; fire detection and suppression; access, safety, and security; utility system repairs; and advanced planning and inspection for such projects. During the next five years, the Institution will continue to seek funding to eliminate the backlog in these projects. In fiscal year 1991, the Institution will seek \$15 million. The Institution projects a declining need for this subaccount as the backlog is reduced.

Major Capital Renewal

During the next five years, a number of the Institution's historic buildings will reach the age at which the Institution must undertake cyclical renewal of building components and systems. Despite the best of care, heating, ventilating, and air conditioning (HVAC) systems, for example, reach an age when no reasonable amount of repair can keep the equipment running. Unless the Smithsonian pays extraordinary attention to the specific needs of its older buildings now, the Institution increases the possibility that equipment and systems failure may require the closing of significant portions of buildings dedicated to exhibitions, collections storage, and research activities. The Institution has already undertaken a significant portion of this cyclical renewal, but further analysis of the condition of the Smithsonian's older buildings will add to the list.

Projects in this category involve replacing major building systems and components that have outlived their useful lives. Complete replacement ensures long-term operation and preservation of the building. Modifications of the building also improve energy efficiency, meet fire detection and suppression requirements, and correct hazardous conditions. By grouping these tasks together, the Institution saves money and avoids repeated disruption to building activities. The Institution must relocate staff and collections from the areas under construction to prevent damage and to allow staff to continue working during the construction period.

along with removal or encapsulation of asbestos insulation in the attics and on equipment, duct work, and piping throughout the building. In addition, modifications will include energy conservation improvements. The museum will coordinate the exhibit reinstallation program with the renovation project.

One of the finest examples of Victorian architecture in the nation, the Arts and Industries Building, originally designed to house representative artifacts of the Philadelphia Centennial Exposition, also needs extensive repair. Like the building itself, the underground utility trenches located within the building date to 1881. The tunnels are small and provide minimal or no access to the piping and electrical circuits within them making inspection, maintenance and alterations difficult and costly. Asbestos insulation covers some pipes within the tunnels. The Institution must renovate these utility tunnels before it can refurbish the HVAC, electrical, and other utility systems now reaching the end of their useful life.

The 25-year-old HVAC system in the American Art and Portrait Gallery building is in poor condition, and the Smithsonian must replace it to ensure continued service. While renovating the HVAC, the Institution will improve the building to foster the environmental conditions necessary to preserve the collections housed in the building. These improvements will, for example, provide more precise control of humidity and provide building technicians with the capacity to operate the heating and cooling systems simultaneously during the transitional seasons to maintain appropriate temperatures. In addition, the phased project will include repair or replacement of all windows with double-glazed windows and the installation of waterproofing and of water-detection systems.

Utility Tunnels, Arts and Industries Building

HVAC System, American Art and Portrait Gallery Building

SMITHSONIAN INSTITUTION
Long Range Construction Plan
(Federal Appropriations for Scheduled Projects)

Fiscal Years 1990-1999* (Millions of Dollars)

	FY 1990 - 1999 Cost	FY 1990	FY 1991	FY 1992	FY 1993	FY 1994	FY 1995	FY 1996	FY 1997	FY 1998	FY 1999
Air and Space Museum Extension ¹	\$213.0			\$ 6.0	\$26.0	\$ 75.0			\$ 6.0	\$100.0	
<i>American Indian Museum</i>											
Custom House Renovation ²	\$ 9.0	\$ 0.6	\$ 6.7	\$ 1.7							
Suitland Collection Storage	\$ 44.0	\$ 0.3	\$ 1.0	\$30.7	\$12.0						
Mall Museum Building ³	\$ 70.7	\$ 0.7	\$ 0.4	\$ 7.4		\$ 52.2	\$10.0				
<i>Subtotal American Indian</i>	\$123.7	\$ 1.6	\$ 8.1	\$39.8	\$12.0	\$ 52.2	\$10.0				
Collection Management Centers ⁴	\$134.0			\$ 0.5	\$ 4.5		\$56.0	\$10.0	\$ 3.0	\$ 50.0	\$10.0
General Post Office Building ⁴	\$ 75.0			\$ 1.7	\$38.3				\$ 2.0	\$ 30.0	\$ 3.0
Natural History East Court In-fill ⁵	\$ 30.0		\$ 1.5	\$23.5	\$ 5.0						
Tropical Research Institute	\$ 5.6	\$ 2.0	\$ 1.6				\$ 2.0				
Alterations & Modifications	\$ 61.2	\$ 4.0	\$ 4.0	\$ 6.5	\$ 7.9	\$ 9.7	\$ 5.1	\$ 6.0	\$ 6.0	\$ 6.0	\$ 6.0
Construction Planning	\$ 13.7	\$ 0.7	\$ 1.0	\$ 1.5	\$ 1.5	\$ 1.5	\$ 1.5	\$ 1.5	\$ 1.5	\$ 1.5	\$ 1.5
Scheduled Projects Grand Total	\$653.6	\$ 8.3	\$16.2	\$79.5	\$95.2	\$138.4	\$74.6	\$17.5	\$18.5	\$187.5	\$20.5

Note: This table does not include planned National Zoological Park Construction and Improvements.

* Estimates are subject to revision as a result of timing associated with Smithsonian and Office of Management and Budget planning/budget cycles, and incorporation of information affecting projections.

¹The Institution will phase development in several increments requiring twenty or more years for completion.

²The Institution will generate additional funding of approximately \$16 million from other sources.

³FY 1990 & 1991 include funds for general planning of all facilities. Fund raising will provide an additional \$35.3 million for construction.

⁴Estimates do not include inflation.

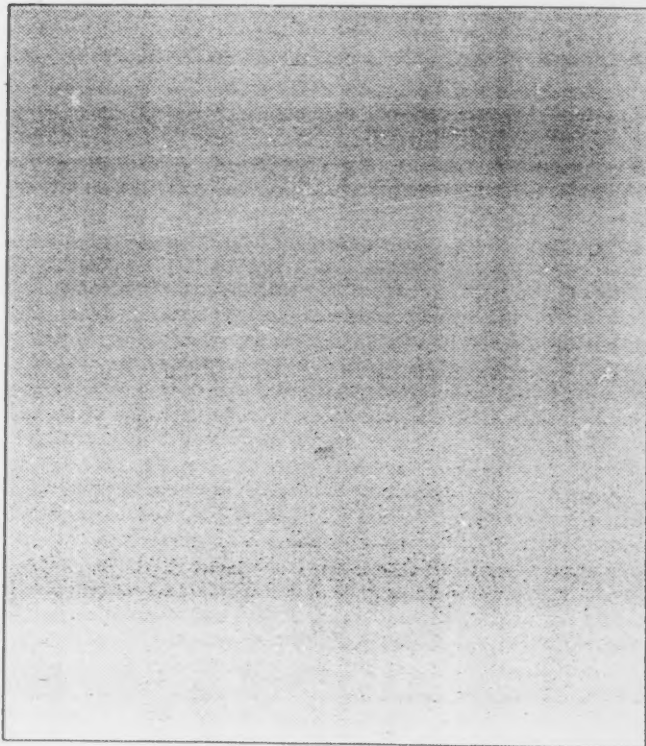
⁵The Institution requires this construction project to facilitate completion of the planned mechanical renovation project expected to cost approximately \$100 million.

museum's existing collection. Many of the approximately 23 metal structures date to the 1940s and early 1950s, and have an estimated life span of less than ten to fifteen more years. A number of the buildings do not provide climate control necessary for preservation of fragile museum materials.

In addition to storage problems, artifact size has dictated exhibit limitations as well. The museum cannot display a number of important aircraft and spacecraft already in the collection because they are too big and/or too heavy for the Mall building. Because the current buildings cannot accommodate larger contemporary aircraft and spacecraft, the museum cannot communicate to the public the evolving social impact and policy issues exemplified by these artifacts.

The Institution has long recognized that an Air and Space Museum extension at or near an airport in the Washington area would best meet the physical requirements for storage and

A new exhibit in the Smithsonian's National Air and Space Museum's Space Hall entitled "America's Space Truck — The Space Shuttle" features a 16-foot model of the space shuttle "Columbia" on its launch pad. "Columbia," the most complex flying machine ever built, is the first reusable manned space vehicle.



exhibition of contemporary aircraft and spacecraft. Such a facility, located and constructed to accommodate large scale artifacts, would provide the context in which to communicate complex themes of social, environmental, and policy change ushered in by their use.

The Smithsonian is considering locations at the Baltimore Washington International and the Dulles International airports for the site of the proposed extension. The Institution hired an architectural firm in fiscal year 1989 to compare the logistical and physical characteristics of these two sites. This study will assist the Institution in determining the most appropriate location for the extension. The contractor has provided preliminary cost estimates and schedules for construction and operation at both sites. The Smithsonian plans to complete the proposed extension in several phases. Nonappropriated funds will comprise a significant portion of the construction costs. The Institution estimates that Phase I and II of this project will cost \$213 million in federal funds through fiscal year 1999. The Institution also plans another phase of the proposed Extension beyond fiscal year 1999.

National Museum of the American Indian

The Smithsonian has signed an agreement with the Museum of the American Indian (Heye Foundation) transferring the Foundation's extensive collection of American Indian artifacts to the Institution. On November 28, 1989, President Bush signed Public Law 101-185 establishing the National Museum of the American Indian. The law authorizes construction of facilities to house the museum and its collections in Washington and to prepare exhibit and education space in the U. S. Custom House in New York City. The Institution plans to construct a new museum building on the last remaining site on the Mall. Congress reserved this property, bounded by Third Street, Maryland Avenue, Fourth Street and Jefferson Drive, for future activities of the Smithsonian (P.L. 94-74, approved August 8, 1975). The Institution will also build a collections-storage and research facility on Smithsonian land in Suitland, Maryland, and will operate a satellite exhibition and education center in a portion of the old United States Custom House in New York City. Preliminary estimates indicate that construction of the new museum (including the New York facility and the Suitland facility, as well as the site on the Mall) will cost approximately \$175 million. The Institution anticipates a federal appropriation of \$123 million for construction of the new facilities.

General Post Office Building

In 1984 Congress authorized the transfer of the General Post Office building from the General Services Administration to the Smithsonian. The General Services Administration will transfer custodianship of the building when the Institution receives funding to renovate the building for museum use.

America's first native-born professional architect, Robert Mills of South Carolina, designed the original wing. Mills also designed the Patent Office building, the Washington Monument, and the Treasury building. The General Post Office building, bounded by Seventh, Eighth, E, and F Streets in northwest Washington, D.C. is the fifth oldest public building in Washington and has never undergone renovation or restoration.

The Institution is concerned about the long-term preservation of this historic landmark and plans a comprehensive program of restoration and repairs to make the building usable for Smithsonian activities. In addition to old and deteriorated building systems and exterior components, a number of hazardous conditions require early renovation.

Although Congress authorized \$40 million for building restoration in 1984, the Institution currently estimates that the project will cost \$75 million.

National Museum of Natural History, East Court Building

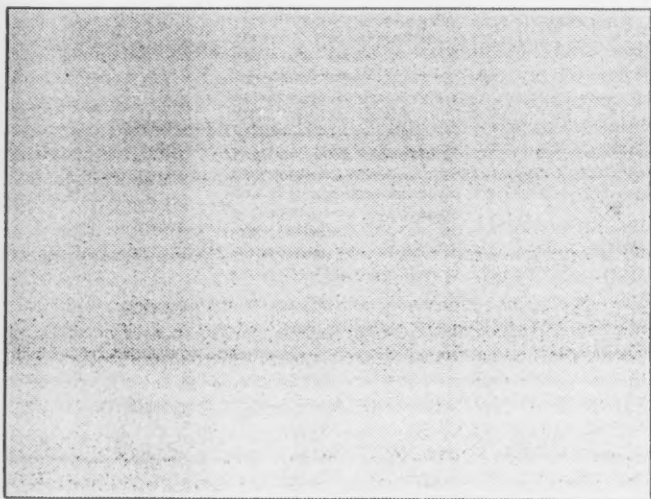
The Natural History Building on the Mall is the center of numerous activities which support the Institution's basic mission to increase and diffuse knowledge. Two hundred thirty scientists and their staffs, and over three thousand visiting scientists annually conduct basic and collections-related research of critical importance to the advancement of scientific knowledge and understanding of natural phenomena. Exhibitions communicate a range of themes in the natural sciences to millions of annual visitors. The museum also houses extensive collections, educational and public service activities, and administrative and support staff. In order to accommodate the growth in the staff, the museum has repeatedly partitioned offices and laboratories into smaller and smaller spaces. Two exhibit halls, dismantled several years ago, remain closed to accommodate staff activities. The relocation of part of the collections to the Museum Support Center will relieve some of the space pressure, but not enough to maintain the best conditions for the museum's diverse programs.

The complete renovation of the heating, ventilating, and air conditioning (HVAC), as well as electrical systems, in the building

obtained from the U. S. military and other agencies. In 1986 the Institution completed a master plan to guide a comprehensive program to improve STRI's facilities to meet the Smithsonian's long-range scientific goals. The Institution is now constructing new facilities in a number of locations to replace the most inadequate and dilapidated facilities. The Tupper Laboratory and Conference Center opened in late 1989 at the headquarters site in Tivoli. The Institution is building new laboratory, dining, conference, residential, and docking facilities on Barro Colorado Island. Congress has appropriated \$1.9 million for fiscal year 1990 to begin relocating and upgrading the Atlantic research field station and facilities in the San Blas archipelago, and to purchase and equip a new floating laboratory. In total, this project will cost \$3.5 million. STRI plans to build a new workshop and maintenance facility at Tivoli to provide a central location for ongoing maintenance on its buildings and its fleet of vehicles and boats. The Institution estimates that this project will cost \$2 million.

Construction Planning

An essential part of an effective facilities development program is the ability to assess requirements and make detailed long-range plans. A comprehensive long-range planning program identifies major issues affecting each expansion project, including program needs, spatial ideas, operating logistics and costs, and



The Smithsonian Tropical Research Institute opened the Earl S. Tupper Laboratory and Conference Center during 1989. This new facility provides STRI scientific staff and visiting scientists with modern office, laboratory, and conference facilities similar to those at major research universities. (Photo by Marcos A. Guerra)

Zoological Park and Conservation Research Center

In implementing its Master Plan for its 163 acres in Rock Creek Park (Washington, D.C.) and its 3,150 acre Conservation and Research Center in Front Royal, Virginia, the Zoo is repairing, altering, and improving the plant property; constructing additions and minor new facilities including exhibits; and preparing plans and specifications for further construction. The Zoo has developed a five-year construction and improvement schedule for both the Rock Creek facility and the Conservation Center at Front Royal. This section surveys the projects anticipated over the planning period.

Zoological Park Master Plan

Restoration and construction of the Olmsted Walk began in fiscal year 1985 with emphasis given to preserving and enhancing the natural and historical character of the Park. The Zoo will renovate some exhibits along the Walk to enhance the visitors' experience of viewing the animals. This renovation will include new surfaces for the Walk, adequate drainage, new landscaping, additional benches and drinking fountains, and improved signage. These improvements will unify the exhibits and grounds and provide a pleasant and educational experience for the public at the National Zoo. The Zoo has completed the first three phases of the Olmsted Walk renovation. The Zoo will seek \$1 million in fiscal year 1992. With these funds, the Zoo will complete overall landscaping of the adjacent areas. The landscaping will screen parking areas, create shade, add color, and develop diversity for the benefit of the visiting public.

Olmsted Walk

The Olmsted Walk project established a clear pedestrian thoroughfare from the Connecticut Avenue Entrance down to the Rock Creek Entrance. This efficient route connects most of the Zoo's exhibit structures. However, it bypasses the Bird House, with its new wetlands exhibit, the exhibits in Beaver Valley, and the Zoo's new Aquatic Habitat complexes. The Loop Trail will connect these major exhibits and other animal areas with the main Olmsted Walk. The Zoo will seek \$300,000 in fiscal year 1992 to provide the graphics requirements necessary to transform the Loop Trail.

Loop Trail Signage

The Zoo plans aquatic exhibits that will include a full range of fish, aquatic mammals, birds, reptiles, and amphibians. The planned exhibits will concentrate on freshwater animals. Together with the invertebrate exhibit which opened in May 1987, the

Aquatic Exhibits

SMITHSONIAN INSTITUTION
National Zoological Park
Construction and Improvements

Fiscal Years 1990-1995
(Millions of Dollars)

ROCK CREEK

	FY 1990	FY 1991	FY 1992	FY 1993	FY 1994	FY 1995
Master Plan						
Olmsted Walk Landscaping			\$ 1.0			
Loop Trail Graphics			\$ 0.3			
Aquatic Exhibits						
Amazonia Exhibit	\$ 4.5		\$ 1.7			
Amazonia Gallery		\$ 3.0	\$ 6.6			
Aquatic Trail						
Aquatic Habitats				\$ 7.5	\$ 6.8	
Parking Facility¹				\$ 4.0	\$ 4.0	\$ 6.4
Grassland & Forest Exhibits			\$ 1.7	\$ 7.7	\$ 5.0	
Hall of Humankind		\$ 0.3	\$ 3.0			
Children's Facility (Rabbitat)						\$ 2.0
Renovations & Repairs	\$ 1.4	\$ 1.9	\$ 2.0	\$ 2.0	\$ 2.0	\$ 2.2

FRONT ROYAL

	FY 1990	FY 1991	FY 1992	FY 1993	FY 1994	FY 1995
Development Plan						
Maintenance Facility			\$ 1.5			
Multi-purpose Animal Facility			\$ 2.2			
Water Systems & Hydrants & Road Extensions		\$ 0.7	\$ 1.3			
Training Center			\$ 2.0			
Pachyderm Facility				\$ 1.1	\$10.0	
Renovations & Repairs	\$ 0.6	\$ 0.8	\$ 0.8	\$ 0.8	\$ 0.8	\$ 1.0
TOTAL	\$ 6.5	\$ 6.7	\$24.1	\$23.1	\$28.6	\$11.6

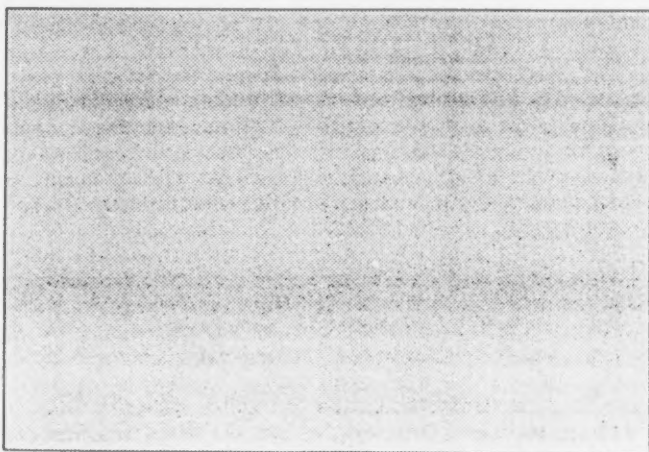
¹Actual Construction of the Parking Facility is scheduled to begin in FY 1993. The Zoo estimates construction costs at \$19.4 million (including design) with citizen participation, through parking revenues, contributing \$5 million. The chart reflects only the requirement for appropriated funds.

proposed aquatic exhibits will fill the last gap in the Zoo's presentation to the public of representatives of all the major animal groups. Previously, the Zoo emphasized terrestrial animals almost exclusively despite the fact that over 60 percent of the world's vertebrate animals are fish and despite the fact that the general public knows little about aquatic animals. The animals that the Zoo will exhibit in the new aquatic exhibits include those not exhibited in most zoos, hence the proposed exhibit provides an excellent opportunity to educate and entertain the general public about these engaging and important groups of animals.

The aquatic exhibits will include four components which together, will fully embody the BioPark philosophy: the Amazonia Exhibit; the Amazonia Gallery; an Aquatic Trail; and other Aquatic Habitat exhibits.

The Zoo has scheduled the first phase, the Amazonia Exhibit, for construction. This exhibit will display aquatic mammals, appropriate fish, invertebrates, birds and amphibians, as well as vegetation in the natural habitat, a tropical river shore. Visitors will view these animals from both aboveground and underwater viewing stations. The exhibit setting, a tropical rain forest, will illustrate the predominant features of tropical biology and emphasize complexity, specialization, and species interactions. The Zoo received an appropriation of \$4.5 million in fiscal year 1990 to complete construction of this \$7.7 million facility.

As an extension of the Amazonia Exhibit, the Zoo plans an 8,000 square foot Amazonia Gallery that will contain the



Keeper Sara Hallager and Associate Veterinarian Lyndsay Phillips treat a red panda cub in the Zoo's new, ultra-modern veterinary hospital. (Photo by Jessie Cohen)

Prairies and the South American Grasslands. Separating the two exhibits, a planted berm will conceal a service yard and holding buildings. Bison, coyotes, sandhill cranes, prairie dogs, and gopher snakes will populate the Prairie exhibit. The American Grasslands exhibit will quarter mara, giant anteaters, capybara, maned wolves, rhea, and guanacos.

The African Grasslands exhibit will also subdivide into two major habitats, the African Savannah Grasslands and the African Desert Grasslands. The Zoo will locate these exhibits on the present site of the Hardy Hoofed Stock exhibits and bus-staging area. The trails in the two subdivisions will include screening and specimen plantings to create the illusion of being in Africa. Animal species such as zebra, ostrich, wildebeest, flamingo, spotted hyena, blesbok, gerenuk, and dwarf mongoose will inhabit the new exhibit. A nocturnal exhibit will include species such as the zorille, aardvark, fennec fox, cobra, and insects. The Zoo plans to include gazelle, crowned crane, meerkat, duiker, and klipspringer in the Desert exhibit.

The Zoo will locate the Forests exhibit on the hilly terrain east of the Connecticut Avenue entrance. The exhibit will feature three major habitats: West African Forests, Southeast Asia Forests, and the Sulawesi Forests. The Zoo will include mandrill, leopard, bongo, Eld's deer, tapir, muntjac, anoa, and babirusa in the exhibit.

The Zoo estimates that the Grasslands and Forests Exhibits will cost \$14.4 million and that construction will occur between fiscal years 1992 and 1994.

In order to reflect its enhanced animal husbandry standards, the Zoo will remodel the Monkey House and replace it with the Hall of Humankind. The new facility will innovatively treat primate biology and will include human biology, origins, and cultural achievements. This exhibit will complement exhibits on human origins in the National Museum of Natural History. Here the Zoo will exhibit tool-using capuchin monkeys, language- and drawing-capable apes, orb-weaving spiders, leaf-cutting ants, and honeybees as analogues of socially, technologically, agriculturally, linguistically, and artistically accomplished humans. In total, the planning and construction of this facility will cost over \$3 million.

The Zoo plans to construct a Children's Facility beginning in fiscal year 1995. The new exhibit will provide programming directed to children and their families. The building, to be known as the Rabitat, will include both an indoor and an outdoor activity garden with naturalistic animal exhibits, a human-size game

Hall of Humankind

Children's Facility (Rabitat)

The Zoo's Conservation Research Center at Front Royal, Virginia, will continue to expand its widely acclaimed international training programs. These programs have now involved more than 35 countries. The Zoo plans to construct a new complex of classroom, laboratory, auditorium, living and recreational space which will serve its training and small conference needs. The Zoo will seek fiscal year 1991 funding for design of the Training Center, of which construction will occur in fiscal year 1992. In total, the Training Center will cost \$2 million.

Training Center

This facility, scheduled for construction in fiscal years 1993 and 1994, will quarter large, nontemperate mammals for research and breeding. The Zoo has chosen a site that is well suited for this purpose and will require minimal support. The facility will permit the Zoo to pursue actively breeding programs for such critically endangered groups as rhinoceroses and tapirs. In total, the Pachyderm facility will cost \$11.1 million.

Pachyderm Facility

Mr. Bosco. With that we will mercifully call the Public Buildings and Grounds hearing to a conclusion. Thank you all.

[Whereupon, at 11:47 a.m., the subcommittee was adjourned, to reconvene at the call of the Chair.]

ADDITION TO THE RECORD

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SANTA BARBARA • SANTA CRUZ

DAVID HERBERT GARDNER
PresidentWILLIAM B. BAKER
Vice President-Budget and
University Relations

MAY 7 1990

SENATE COMMITTEE

Office of Federal Governmental Relations
Paul F. Sweet, Director
1523 New Hampshire Avenue, N.W.
Washington, D.C. 20036
Office: 202-755-2666
Facsimile: 202-755-2669

April 27, 1990

The Honorable Glenn M. Anderson
Chairman
Committee on Public Works and Transportation
2165 Rayburn HOB
Washington, D.C. 20515

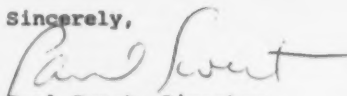
Dear Mr. Chairman:

The University of California has been exploring Congressional interest in developing the site purchased for the John McCormick Page School and Residence Facility. Dependent upon the interest of Congressional officers and committees with jurisdiction, we were prepared to develop a proposal for that site which would have provided the Congress with page facilities at no cost to taxpayers in exchange for the opportunity to use a portion of the site for an academic center that the University intends to develop in the District of Columbia. During the course of following what we were assured was a proper protocol, we have discussed this concept with the Doorkeeper of the House and the Architect of the Capitol. Most recently, this matter was the subject of discussion among members of the House Page Board.

The Page Board carefully considered this issue, and has conveyed to you their reservations about a joint use of the Page program site. We respect the responsibility of the Page Board for the Page program and the property at 2nd and D Streets, S.W., and honor their concerns. Therefore, the University does not intend to pursue our investigation of this site any further. We are open to any expressions of official interest, but do not anticipate any to be forthcoming.

We appreciate the courtesy and interest with which our discussions were received in Congressional offices, and wish you well in resolving the Page program issues as well as the use of the Congressional property at 2nd and D Streets, S.W.

Sincerely,


Paul Sweet, Director
Federal Government
Relations

cc: House Page Board
Architect of the Capitol
Doorkeeper of the House

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